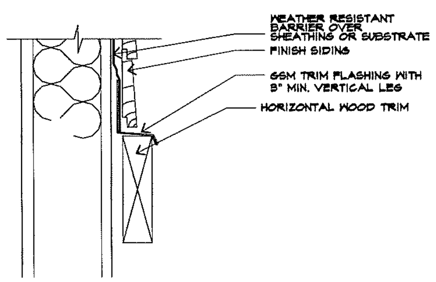
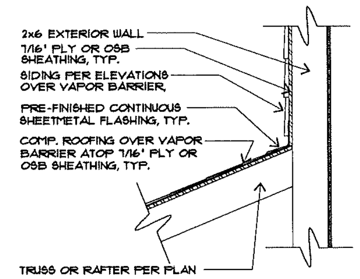
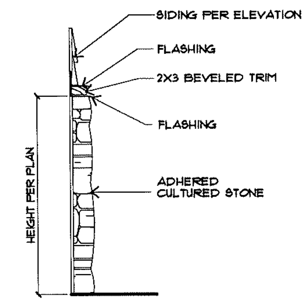
Attachment 20



HORIZ. TRIM AT SHEATHING/WOOD STUDS
N.T.S.



ROOF TO WALL FLASHING DETAIL
N.T.S.



STONE VENEER
N.T.S.

MASONRY VENEER - GENERAL NOTES PER SEC. R703.12

ADHERED MASONRY VENEER SHALL COMPLY WITH THE REQUIREMENTS OF SECTION R703.7.3 AND THE REQUIREMENTS IN SECTIONS 12.1 AND 12.3 OF TMS 402/ACI 530/ASCE 5. ADHERED MASONRY VENEER SHALL BE INSTALLED IN ACCORDANCE WITH SECTION R703.7.1, ARTICLE 3.3C OF TMS 602/ACI 530.1/ASCE 6 OR THE MANUFACTURER'S INSTRUCTIONS.

- CLEARANCES - MINIMUM OF 4 INCHES ABOVE THE EARTH, MINIMUM OF 2 INCHES ABOVE PAVED AREAS; OR MINIMUM OF ½ INCH ABOVE EXTERIOR WALKING SURFACES THAT ARE SUPPORTED BY THE SAME FOUNDATION THAT SUPPORTS THE EXTERIOR WALL.
- FLASHING AT FOUNDATION - A CORROSION-RESISTANT SCREED OR FLASHING OF A MINIMUM 0.019-INCH OR 26-GAGE GALVANIZED OR PLASTIC WITH A MINIMUM VERTICAL ATTACHMENT FLANGE OF 3½ INCHES SHALL BE INSTALLED TO EXTEND A MINIMUM OF 1 INCH BELOW THE FOUNDATION PLATE LINE ON EXTERIOR STUD WALLS IN ACCORDANCE WITH SECTION R703.4.
- WATER-RESISTIVE BARRIER - A WATER-RESISTIVE BARRIER SHALL BE INSTALLED AS REQUIRED BY SECTION R703.2 AND SHALL COMPLY WITH THE REQUIREMENTS OF SECTION R703.6.3. THE WATER-RESISTIVE BARRIER SHALL LAP OVER THE EXTERIOR OF THE ATTACHMENT FLANGE OF THE SCREED OR FLASHING PROVIDED IN ACCORDANCE WITH SECTION R703.12.2.

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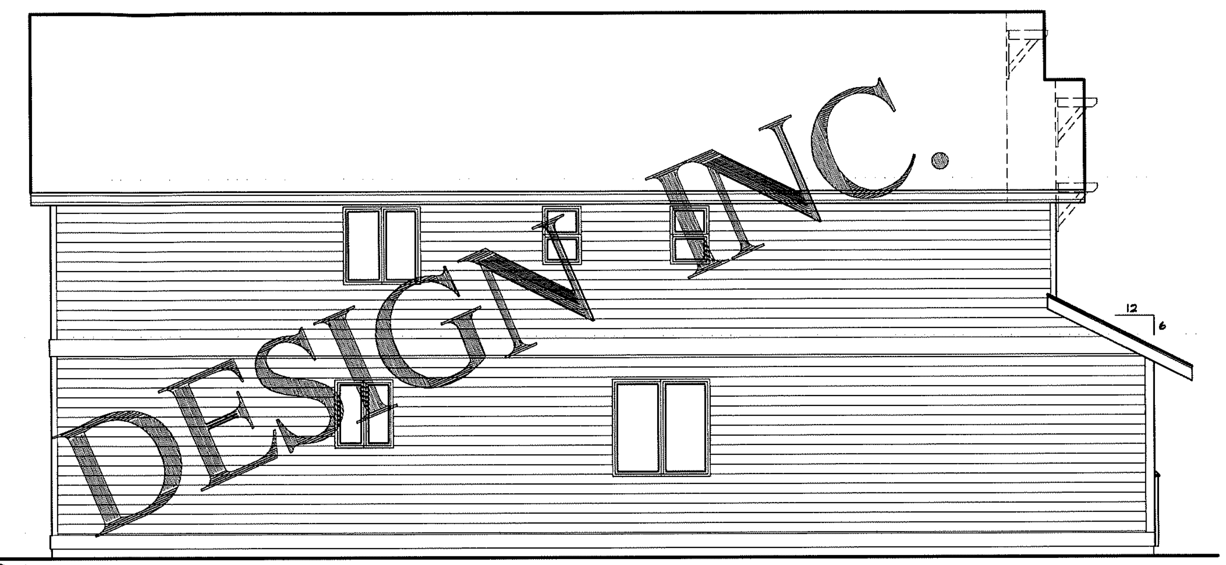
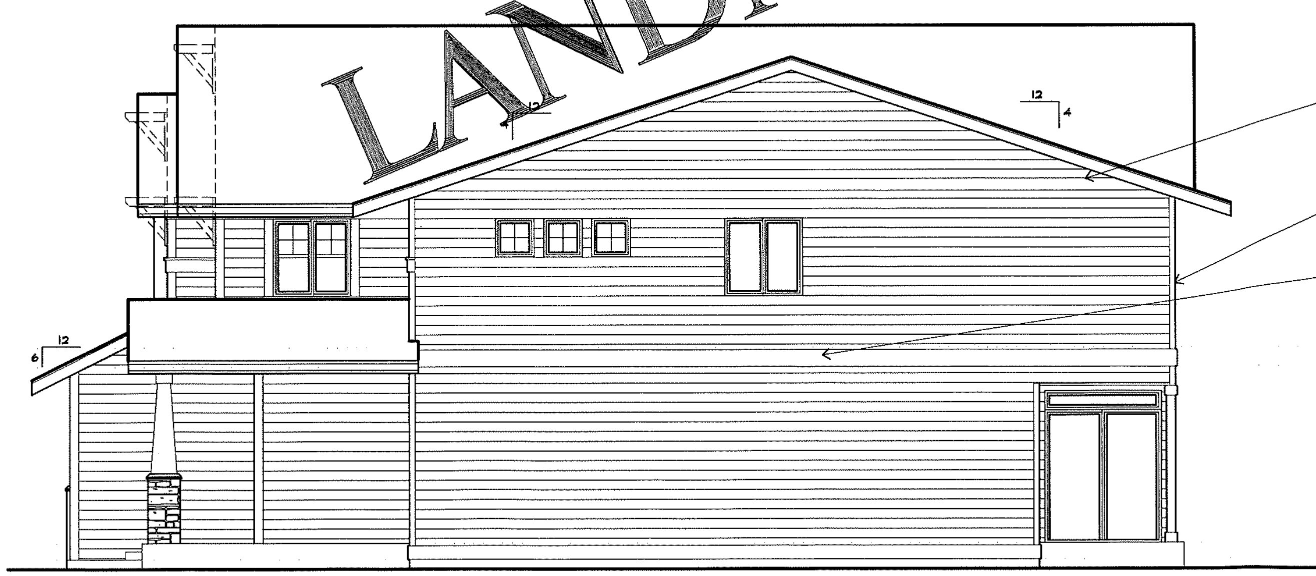
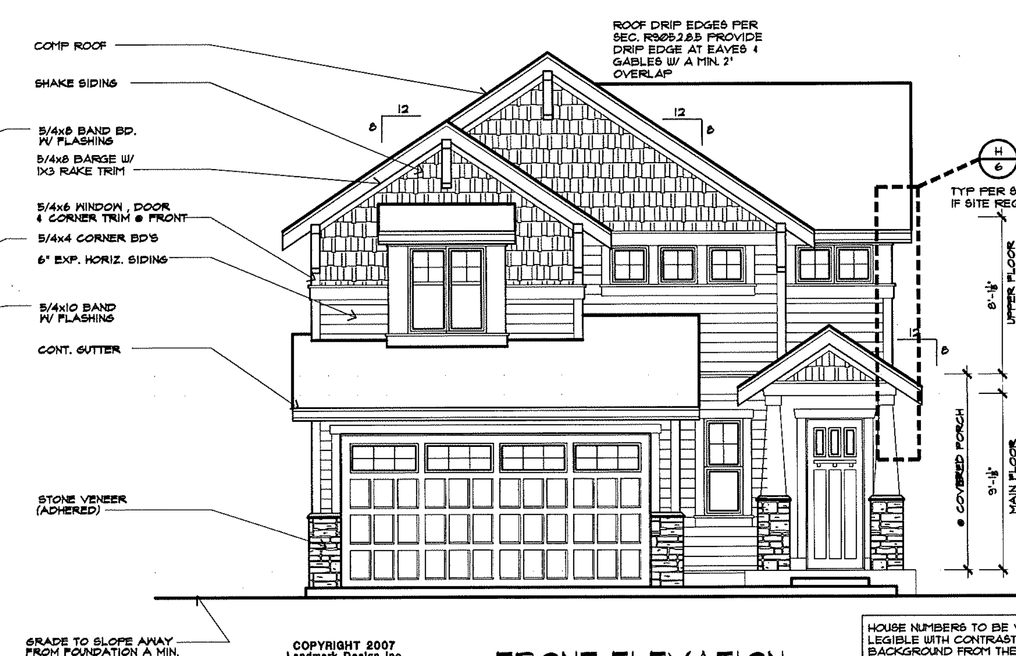
REAR ELEVATION
1/4"=1'-0"



LEFT ELEVATION
1/4"=1'-0"



RIGHT ELEVATION
1/4"=1'-0"



FRONT ELEVATION
1/4"=1'-0"

HOUSE NUMBERS TO BE VISIBLE & LEGIBLE WITH CONTRASTING BACKGROUND FROM THE STREET FRONTING THE HOUSE. ADDRESS NUMBER SHALL BE MIN. 4" HIGH & A MIN. STROKE WIDTH OF 1/2" PER SEC. R319.1

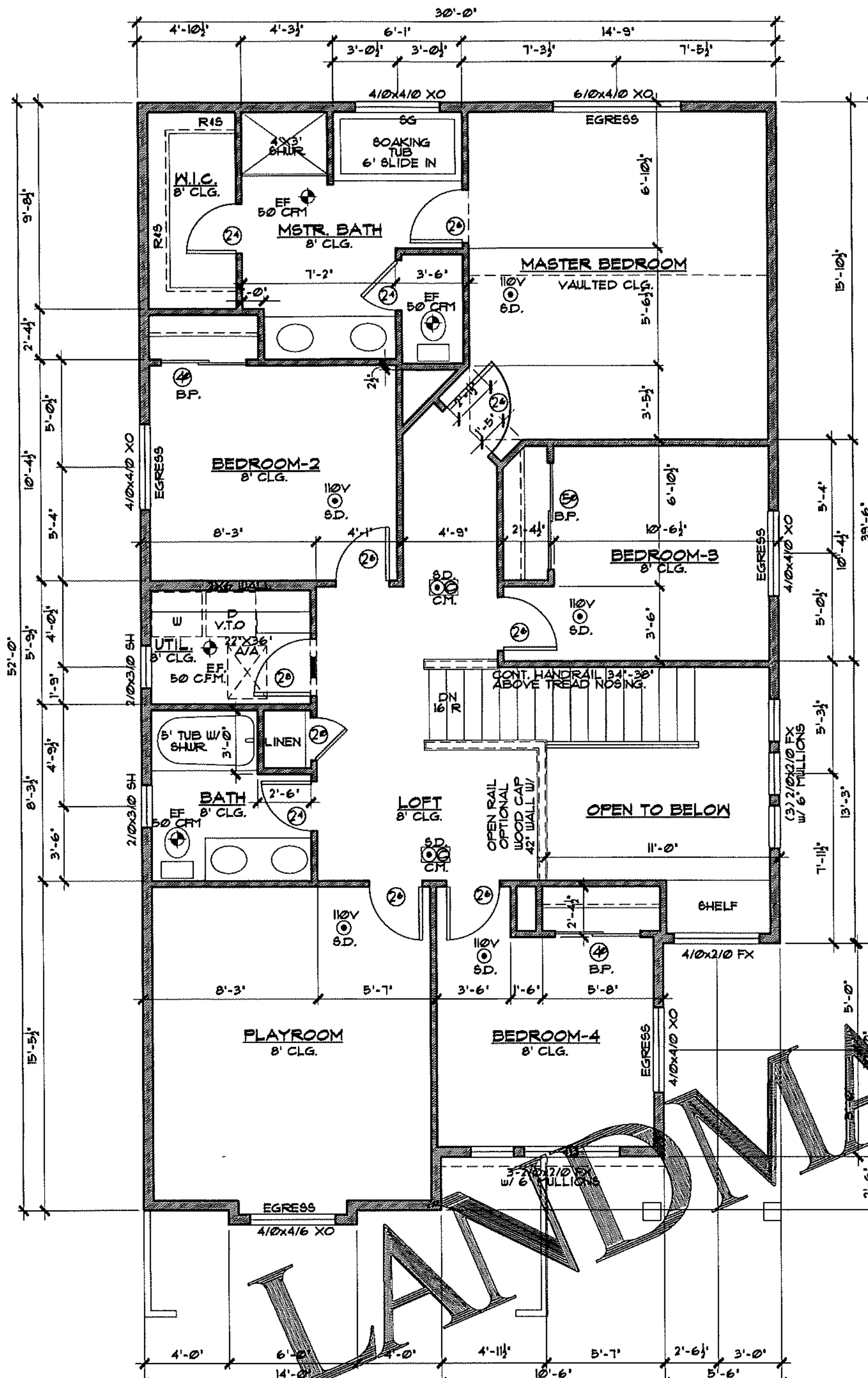
1. Contractor or builder must verify all dimensions before proceeding with construction.

2. This plan was designed to be marketed throughout many municipalities. The purchaser must verify compliance with all local applicable building codes where the home is to be constructed.

3. Purchaser should have plans reviewed by a licensed builder and structural engineer for compliance to specific site conditions.

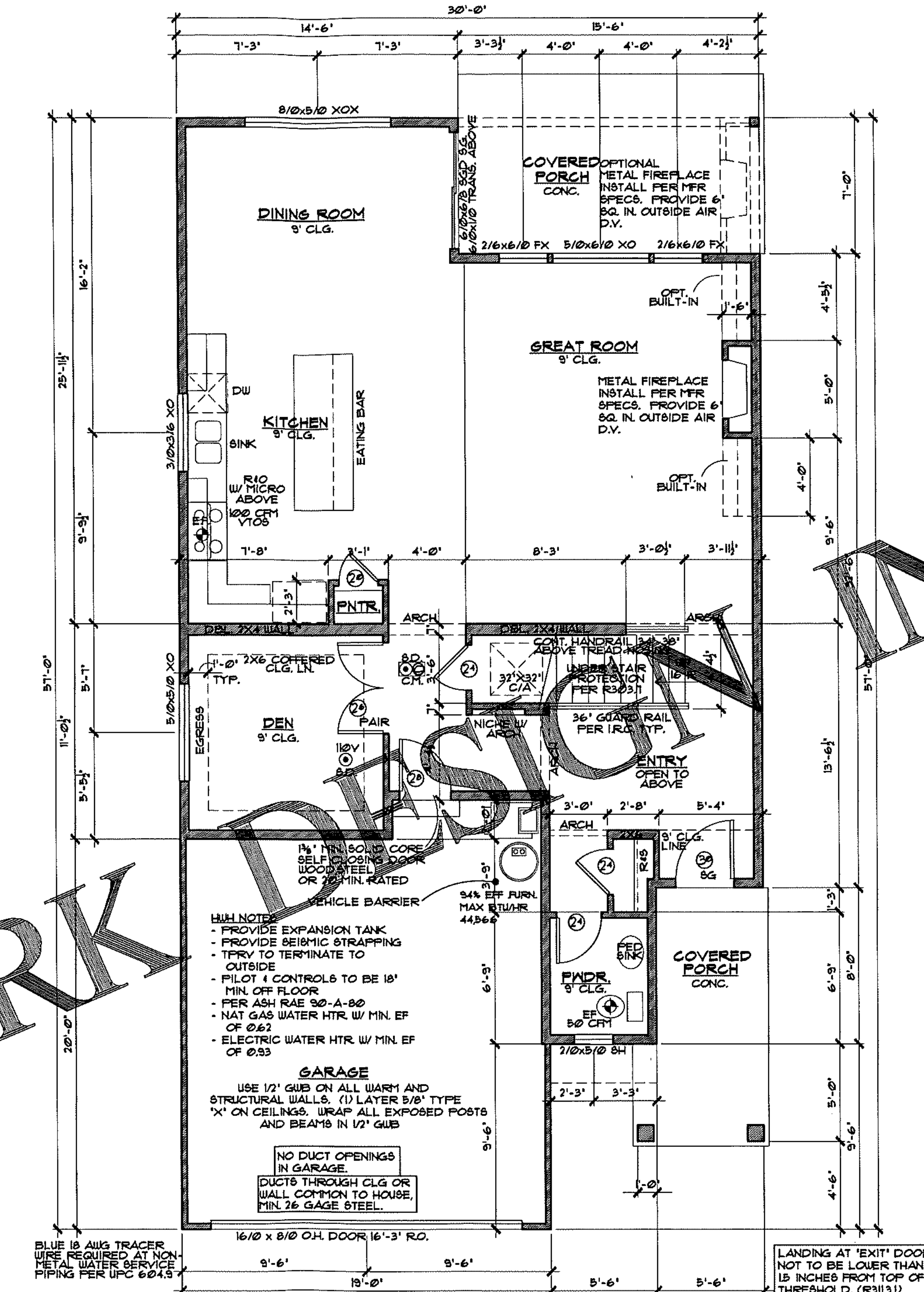
4. These plans should not be altered by other than a qualified designer, architect, or structural engineer.

Plan No:
L2B-2385-2L
Date:
3-20-17



UPPER FLOOR PLAN ELEVATION

1/4"=1'-0"



MAIN FLOOR PLAN ELEVATION

1/4"=1'-0"

MAIN FLOOR:	1063 SQ. FT.
UPPER FLOOR:	1322 SQ. FT.
TOTAL:	2385 SQ. FT.
GARAGE:	391 SQ. FT.
FRONT PORCH:	77 SQ. FT.
REAR PORCH:	109 SQ. FT.

INTERIOR STAIRWAY ILLUMINATION PER SEC R303.7 IRC

INTERIOR STAIRWAYS SHALL BE PROVIDED WITH AN ARTIFICIAL LIGHT SOURCE TO ILLUMINATE THE LANDINGS AND TREADS. STAIRWAY ILLUMINATION SHALL RECEIVE PRIMARY POWER FROM THE BUILDING WIRING. THE LIGHT SOURCE SHALL BE CAPABLE OF ILLUMINATING TREADS AND LANDINGS TO LEVELS NOT LESS THAN 1 FOOT-CANDLE MEASURED AT THE CENTER OF TREADS AND LANDINGS. THERE SHALL BE A WALL SWITCH AT EACH FLOOR LEVEL TO CONTROL THE LIGHT SOURCE WHERE THE STAIRWAY HAS SIX OR MORE RISERS.
EXCEPTION: A SWITCH IS NOT REQUIRED WHERE REMOTE, CENTRAL OR AUTOMATIC CONTROL OF LIGHTING IS PROVIDED.

EXTERIOR STAIRWAY ILLUMINATION PER SEC R303.8 IRC

EXTERIOR STAIRWAYS SHALL BE PROVIDED WITH AN ARTIFICIAL LIGHT SOURCE LOCATED AT THE TOP LANDING OF THE STAIRWAY. STAIRWAY ILLUMINATION SHALL RECEIVE PRIMARY POWER FROM THE BUILDING WIRING. EXTERIOR STAIRWAYS PROVIDING ACCESS TO A BASEMENT FROM THE OUTDOOR GRADE LEVEL SHALL BE PROVIDED WITH AN ARTIFICIAL LIGHT SOURCE LOCATED AT THE BOTTOM LANDING OF THE STAIRWAY.

UTILITY ROOM NOTES/MAKE UP AIR:

PER IRC G2439

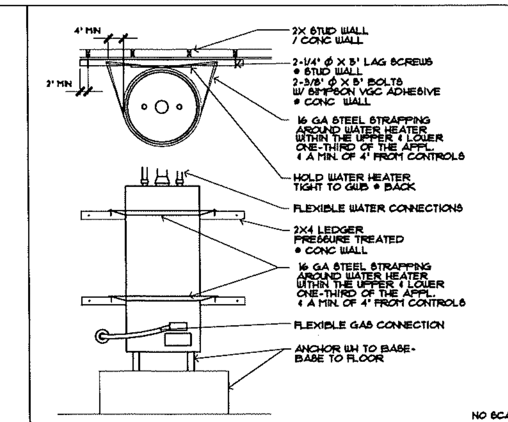
1. WHERE THE EXHAUST DUCT IS CONCEALED WITHIN THE BUILDING CONSTRUCTION AND THE EXHAUST DUCT EQUIVALENT LENGTH EXCEEDS 35 FT., THE EQUIVALENT LENGTH OF THE EXHAUST DUCT SHALL BE IDENTIFIED ON A PERMANENT LABEL OR TAG. THE LABEL OR TAG SHALL BE LOCATED WITHIN 6 FT OF THE EXHAUST DUCT CONNECTION PER G2439.7.5.
2. INSTALLATIONS EXHAUSTING MORE THAN 200 CFM SHALL BE PROVIDED WITH MAKE UP AIR. WHERE A CLOSET IS DESIGNED FOR THE INSTALLATION OF A CLOTHES DRYER, AN OPENING HAVING AN AREA OF NOT LESS THAN 100 SQ. INCHES FOR MAKE UP AIR SHALL BE PROVIDED IN THE CLOSET ENCLOSURE, OR MAKE UP AIR SHALL BE PROVIDED BY OTHER APPR. MEANS PER G2439.5.

= 100 SQ INCH TRANSFER GRILL

WHOLE HOUSE VENTILATION:
INTEGRATED:
INTEGRATED WITH FURNACE SEE SHEET N-2 FOR REQUIREMENTS.

*REFER TO SHEET N-2 TABLE 1507.3.3(1) & 1507.3.3(2) FOR FAN SIZING AND RUN TIMES

FURNACE TO HAVE A DUCT FOR OUTSIDE AIR, MOTORIZED DAMPER WITH TIMER AND CONTROLS ARE TO BE ADDED FOR THE REQUIRED FRESH AIR EXCHANGE.



WATER HEATER SUPPORT

GENERAL NOTES:

1. ALL WORK TO BE IN CONFORMANCE WITH 2015 IRC.
2. VENT ALL EXHAUST FANS, DRYER VENTS AND RANGES TO OUTSIDES.
3. VENT WATER HEATER PRESSURE RELIEF VALVES TO OUTSIDE.
4. PROVIDE FIRE BLOCKING AT ALL PLUMBING AND MECHANICAL PENETRATIONS.
5. ALL SHOWER WALLS TO BE WATERPROOF TO MINIMUM 72" ABOVE DRAIN.
6. SHOWERHEADS & KITCHEN FAUCET TO BE LIMITED TO MAXIMUM 1.75 G.P.M. FLOW. ALL OTHER LAVATORY FAUCETS TO BE LIMITED TO MAXIMUM 1.0 G.P.M FLOW.
7. ALL GLAZING WITHIN 60" ABOVE DRAIN INLET TO BE SAFETY GLASS.
8. ALL GLAZING WITHIN 24" OF DOOR OR WITHIN 18" OF FLOOR TO BE SAFETY GLASS
9. SMOKE ALARMS - TO BE INSTALLED PER SEC R314.3 IN THE FOLLOWING LOCATIONS: IN EACH SLEEPING ROOMS, OUTSIDE EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS. ON EACH ADDITIONAL STORY OF THE DWELLING, INCLUDING BASEMENTS AND HABITABLE ATTICS, AND ALARMS TO BE INSTALLED NOT LESS THAN 3 FT. HORIZONTALLY FROM A BATHROOM THAT CONTAINS A BATHTUB OR SHOWER. ALARMS TO BE INTERCONNECTED IN SUCH A MANNER THAT ACTUATION OF ONE ALARM WILL ACTIVATE ALL OF THE ALARMS IN THE INDIVIDUAL UNIT.
   S.D. / C.M. =SMOKE ALARM-CARBON MONOXIDE COMBO.
10. PROVIDE CARBON MONOXIDE ALARMS PER SEC. R315
    AN APPROVED CARBON MONOXIDE ALARM SHALL BE INSTALLED ON EACH FLOOR & OUTSIDE OF EACH SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS. PER 2015 IRC & WA. STATE AMENDMENTS SEC R315.
11. INSULATE ALL WATER PIPES TO MINIMUM R-3 PER WSEC R403.5.3.
12. ALL DUCTS & EXHAUST DUCTS IN UNCONDITIONED SPACES SHALL BE INSULATED TO A MINIMUM OF R-8 PER WSEC R403.3.1. DUCTS WITHIN A CONCRETE SLAB OR IN THE GROUND SHALL BE INSULATED TO R-10 WITH INSULATION DESIGNED TO BE USED BELOW GRADE.
13. EXHAUST AIR SHALL NOT BE DIRECTED ONTO WALKWAYS. ALL EXHAUST DUCTS SHALL TERMINATE OUTSIDE THE BUILDING. PER R303.5.2.
14. GAS PIPING IS TO BE PROTECTED PER G2415.7.
    WHERE PIPING IS INSTALLED THROUGH HOLES OR NOTCHES IN FRAMING MEMBERS AND THE PIPING IS LOCATED LESS THAN 1-1/2 INCHES FROM THE FRAMING MEMBER FACE TO WHICH WALL, CEILING OR FLOOR MEMBRANES WILL BE ATTACHED, THE PIPE SHALL BE PROTECTED BY SHIELD PLATES THAT COVER THE WIDTH OF THE PIPE AND THE FRAMING MEMBER AND THAT EXTEND NOT LESS THAN 4 INCHES TO EACH SIDE OF THE FRAMING MEMBER. WHERE THE FRAMING MEMBER THAT THE PIPING PASSES THROUGH IS A BOTTOM PLATE, BOTTOM TRACK, TOP PLATE OR TOP TRACK, THE SHIELD PLATES SHALL COVER THE FRAMING MEMBER AND EXTEND NOT LESS THAN 4 INCHES ABOVE THE BOTTOM FRAMING MEMBER AND NOT LESS THAN 4 INCHES BELOW THE TOP FRAMING MEMBER.
15. ATTIC & CRAWL ACCESS HATCHES OR DOORS SHALL BE WEATHERSTRIPPED AND INSULATED TO A LEVEL EQUIVALENT TO THE INSULATION ON THE SURROUNDING SURFACES
16. WHOLE HOUSE VENTILATION 24 HR TIMER, READILY ACCESSIBLE & WITH LABEL AFFIXED TO CONTROL THAT READS 'WHOLE HOUSE VENTILATION' (SEE OPERATING INSTRUCTIONS)
17. DRYER DUCT SPECIFIED LENGTH PER SEC M1502.4.5.1. THE MAXIMUM LENGTH OF THE EXHAUST DUCT SHALL BE 35 FEET(10,668mm) FROM THE CONNECTION TO THE TRANSITION DUCT FROM THE DRYER TO THE OUTLET TERMINAL. WHERE FITTINGS ARE USED, THE MAXIMUM LENGTH OF THE EXHAUST DUCT SHALL BE REDUCED IN ACCORDANCE WITH THE TABLE M1502.4.5.1. THE MAXIMUM LENGTH OF THE EXHAUST DUCT DOES NOT INCLUDE THE TRANSITION DUCT.
18. CAVITIES WITHIN CORNERS AND HEADERS OF FRAME WALLS SHALL BE INSULATED BY COMPLETELY FILLING THE CAVITY WITH A MATERIAL HAVING A THERMAL RESISTANCE OF R-3 PER INCH MINIMUM PER 2015 WSEC TABLE R402.4.1.1.

LANDMARK DESIGN
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1202 MAIN ST. SUITE #104 SUMNER WA. 98390
PH: (253) 826-7808 FAX: (253) 826-4946

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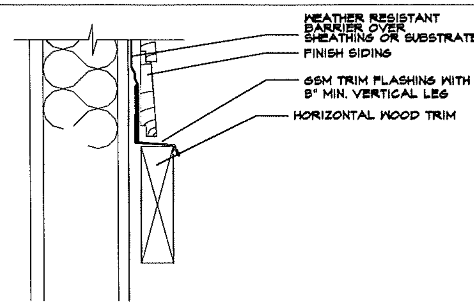
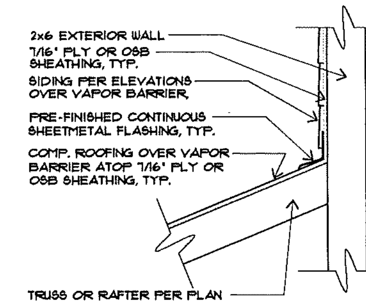
4. These plans should not be altered by other than a qualified designer, architect, or structural engineer.

Plan No:
L2B-2385-2L
Date:
3-20-17



HORIZ. TRIM AT SHEATHING/WOOD STUDS
N.T.S.

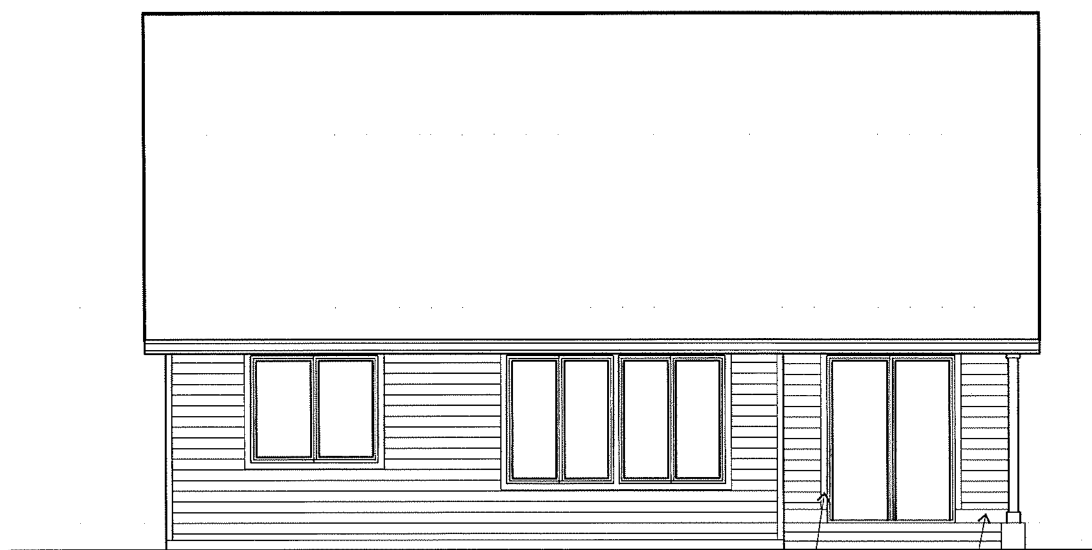


ROOF TO WALL FLASHING DETAIL
N.T.S.

MASONRY VENEER - GENERAL NOTES PER SEC. R703.8

ANCHORED STONE AND MASONRY VENEER SHALL BE INSTALLED IN ACCORDANCE WITH THIS CHAPTER, TABLE R703.3(1) AND FIGURE R703.8.

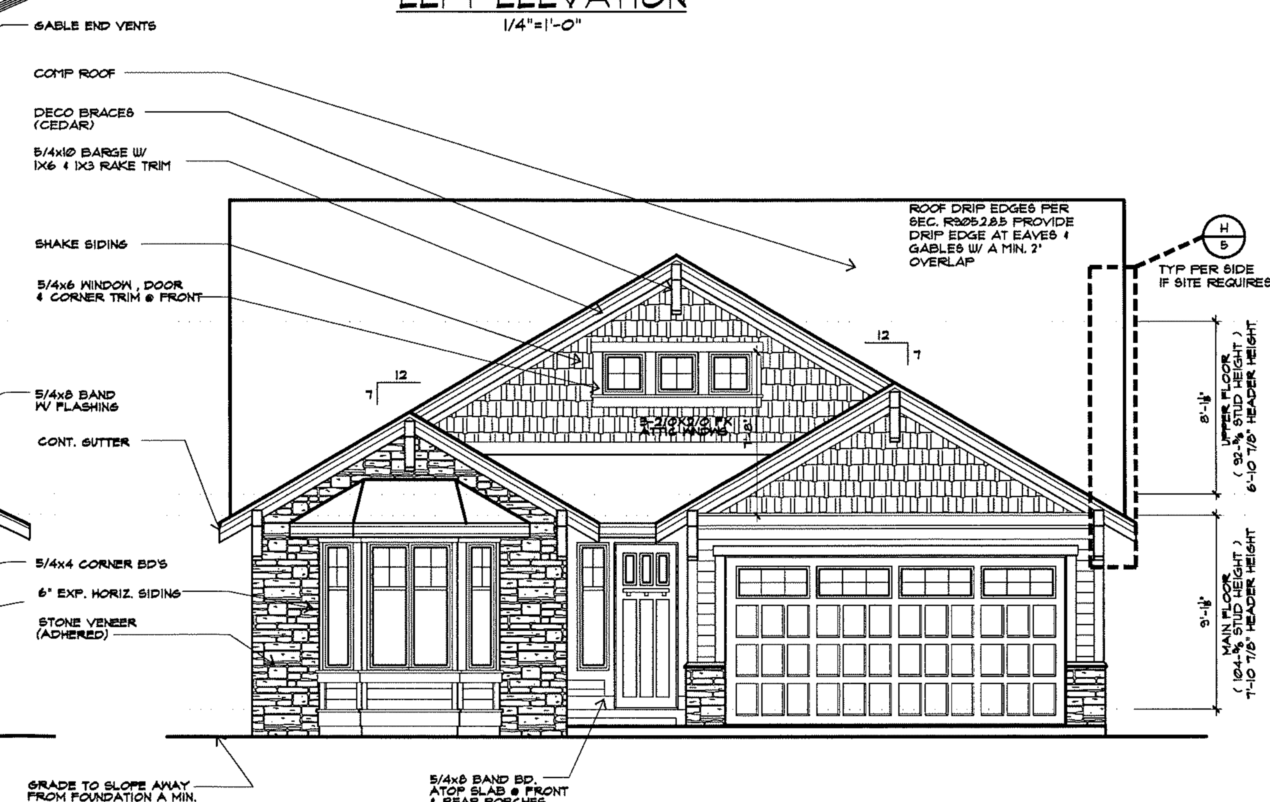
- MAXIMUM THICKNESS 4 INCHES & 20 FEET HIGH
- SDC D0 & D1 MAXIMUM 4 INCHES THICK & MUST HAVE WALL BRACING
- SDC D2 MAXIMUM 3 INCHES THICK & MUST HAVE WALL BRACING
- MASONRY VENEER SHALL NOT SUPPORT ANY VERTICAL LOAD OTHER THAN THE DEAD LOAD OF THE VENEER ABOVE.
- MINIMUM 3/4 GAP BETWEEN TOP OF VENEER & STRUCTURAL FRAME INCLUDING ROOF RAFTERS.
- METAL TIES MAXIMUM 24 INCHES HORIZONTAL & VERTICAL SPACING.
- TIES IN SDC D0, D1, & D2 MUST SUPPORT NO MORE THAN 2 SQ FT OF WALL AREA (HOOK INTO VENEER REINFORCEMENT WIRE).
- FLASHING TO EXTERIOR REQUIRED AT ALL OPENINGS & HORIZONTAL TRANSITIONS.
- MINIMUM 3/16" DIA. WEEPHOLES REQUIRED ABOVE FLASHING AT A MAXIMUM OF 33 INCHES ON CENTER.
- AIR SPACE MINIMUM 1 IN. - MAXIMUM 4-1/2 INCHES BETWEEN SHEATHING & VENEER OR MORTAR OR GROUT FILL OVER WEATHER-RESISTANCE MEMBRANE.
- WATER RESISTANT BARRIER REQUIRED BEHIND THE EXTERIOR VENEER PER R703.7.



REAR ELEVATION
1/4"=1'-0"

LEFT ELEVATION
1/4"=1'-0"

RIGHT ELEVATION
1/4"=1'-0"



FRONT ELEVATION
1/4"=1'-0"

HOUSE NUMBERS TO BE VISIBLE & LEGIBLE WITH CONTRASTING BACKGROUND FROM THE STREET FRONTING THE HOUSE. ADDRESS NUMBER SHALL BE MIN. 4" HIGH & A MIN. STROKE WIDTH OF 1/2" PER SEC. R319.1

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2. This plan was designed to be marketed throughout many municipalities. The purchaser must verify compliance with all local applicable building codes where the home is to be constructed.

3. Purchaser should have plans reviewed by a licensed builder and structural engineer for compliance to specific site conditions.

4. These plans should not be altered by other than a qualified designer, architect, or structural engineer.

Plan No:
L2-2457-2R
Date:
8-4-16

GENERAL NOTES:

1. ALL WORK TO BE IN CONFORMANCE WITH 2015 IRC.
2. VENT ALL EXHAUST FANS, DRYER VENTS AND RANGES TO OUTSIDES.
3. VENT WATER HEATER PRESSURE RELIEF VALVES TO OUTSIDE.
4. PROVIDE FIRE BLOCKING AT ALL PLUMBING AND MECHANICAL PENETRATIONS.
5. ALL SHOWER WALLS TO BE WATERPROOF TO MINIMUM 72" ABOVE DRAIN.
6. SHOWERHEADS & KITCHEN FAUCET TO BE LIMITED TO MAXIMUM 1.75 G.P.M. FLOW. ALL OTHER LAVATORY FAUCETS TO BE LIMITED TO MAXIMUM 1.0 G.P.M FLOW.
7. ALL GLAZING WITHIN 60" ABOVE DRAIN INLET TO BE SAFETY GLASS.
8. ALL GLAZING WITHIN 24" OF DOOR OR WITHIN 18" OF FLOOR TO BE SAFETY GLASS
9. SMOKE ALARMS - TO BE INSTALLED PER SEC R314.3 IN THE FOLLOWING LOCATIONS: IN EACH SLEEPING ROOMS, OUTSIDE EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS. ON EACH ADDITIONAL STORY OF THE DWELLING, INCLUDING BASEMENTS AND HABITABLE ATTICS, AND ALARMS TO BE INSTALLED NOT LESS THAN 3 FT. HORIZONTALLY FROM A BATHROOM THAT CONTAINS A BATHTUB OR SHOWER. ALARMS TO BE INTERCONNECTED IN SUCH A MANNER THAT ACTUATION OF ONE ALARM WILL ACTIVATE ALL OF THE ALARMS IN THE INDIVIDUAL UNIT.

   S.D. / C.M. = SMOKE ALARM-CARBON MONOXIDE COMBO.
10. PROVIDE CARBON MONOXIDE ALARMS PER SEC. R315
    AN APPROVED CARBON MONOXIDE ALARM SHALL BE INSTALLED ON EACH FLOOR & OUTSIDE OF EACH SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS. PER 2015 IRC & WA. STATE AMENDMENTS SEC R315.
11. INSULATE ALL WATER PIPES PER UPC SEC 312.6 MINIMUM R-4 INSULATION
12. ALL DUCTS & EXHAUST DUCTS IN UNCONDITIONED SPACES SHALL BE INSULATED TO A MINIMUM OF R-8 PER WSEC R403.2.1
13. EXHAUST AIR SHALL NOT BE DIRECTED ONTO WALKWAYS. ALL EXHAUST DUCTS SHALL TERMINATE OUTSIDE THE BUILDING. PER R303.5.2.
14. GAS PIPING IS TO BE PROTECTED PER G2415.7.
    WHERE PIPING IS INSTALLED THROUGH HOLES OR NOTCHES IN FRAMING MEMBERS AND THE PIPING IS LOCATED LESS THAN 1-1/2 INCHES FROM THE FRAMING MEMBER FACE TO WHICH WALL, CEILING OR FLOOR MEMBRANES WILL BE ATTACHED, THE PIPE SHALL BE PROTECTED BY SHIELD PLATES THAT COVER THE WIDTH OF THE PIPE AND THE FRAMING MEMBER AND THAT EXTEND NOT LESS THAN 4 INCHES TO EACH SIDE OF THE FRAMING MEMBER. WHERE THE FRAMING MEMBER THAT THE PIPING PASSES THROUGH IS A BOTTOM PLATE, BOTTOM TRACK, TOP PLATE OR TOP TRACK, THE SHIELD PLATES SHALL COVER THE FRAMING MEMBER AND EXTEND NOT LESS THAN 4 INCHES ABOVE THE BOTTOM FRAMING MEMBER AND NOT LESS THAN 4 INCHES BELOW THE TOP FRAMING MEMBER.
15. ATTIC & CRAWL ACCESS HATCHES OR DOORS SHALL BE WEATHERSTRIPPED AND INSULATED TO A LEVEL EQUIVALENT TO THE INSULATION ON THE SURROUNDING SURFACES
16. WHOLE HOUSE VENTILATION 24 HR TIMER, READILY ACCESSIBLE & WITH LABEL AFFIXED TO CONTROL THAT READS "WHOLE HOUSE VENTILATION" (SEE OPERATING INSTRUCTIONS)
17. DRYER DUCT SPECIFIED LENGTH PER SEC M1502.4.5.1. THE MAXIMUM LENGTH OF THE EXHAUST DUCT SHALL BE 35 FEET(10,668mm) FROM THE CONNECTION TO THE TRANSITION DUCT FROM THE DRYER TO THE OUTLET TERMINAL. WHERE FITTINGS ARE USED, THE MAXIMUM LENGTH OF THE EXHAUST DUCT SHALL BE REDUCED IN ACCORDANCE WITH THE TABLE M1502.4.5.1. THE MAXIMUM LENGTH OF THE EXHAUST DUCT DOES NOT INCLUDE THE TRANSITION DUCT.

UTILITY ROOM NOTES/MAKE UP AIR:

PER IRC G2439

1. WHERE THE EXHAUST DUCT IS CONCEALED WITHIN THE BUILDING CONSTRUCTION, THE EQUIVALENT LENGHT OF THE EXHAUST DUCT SHALL BE IDENTIFIED ON A PERMANENT LABEL OR TAG. THE LABEL OR TAG SHALL BE LOCATED WITHIN 6 FEET OF THE EXHAUST DUCT CONNECTION.
2. INSTALLATIONS EXHAUSTING MORE THAN 200 CFM SHALL BE PROVIDED WITH MAKE UP AIR. WHERE A CLOSET IS DESIGNED FOR THE INSTALLATION OF A CLOTHES DRYER, AN OPENING HAVING AN AREA OF NOT LESS THAN 100 SQ. INCHES FOR MAKE UP AIR SHALL BE PROVIDED IN THE CLOSET ENCLOSURE, OR MAKE UP AIR SHALL BE PROVIDED BY OTHER APPR. MEANS.

   = 100 SQ INCH TRANSFER GRILL

INTERIOR STAIRWAY ILLUMINATION PER SEC R303.7 IRC

INTERIOR STAIRWAYS SHALL BE PROVIDED WITH AN ARTIFICIAL LIGHT SOURCE TO ILLUMINATE THE LANDINGS AND TREADS. STAIRWAY ILLUMINATION SHALL RECEIVE PRIMARY POWER FROM THE BUILDING WIRING. THE LIGHT SOURCE SHALL BE CAPABLE OF ILLUMINATING TREADS AND LANDINGS TO LEVELS NOT LESS THAN 1 FOOT-CANDLE MEASURED AT THE CENTER OF TREADS AND LANDINGS. THERE SHALL BE A WALL SWITCH AT EACH FLOOR LEVEL TO CONTROL THE LIGHT SOURCE WHERE THE STAIRWAY HAS SIX OR MORE RISERS.
EXCEPTION: A SWITCH IS NOT REQUIRED WHERE REMOTE, CENTRAL OR AUTOMATIC CONTROL OF LIGHTING IS PROVIDED.

EXTERIOR STAIRWAY ILLUMINATION PER SEC R303.8 IRC

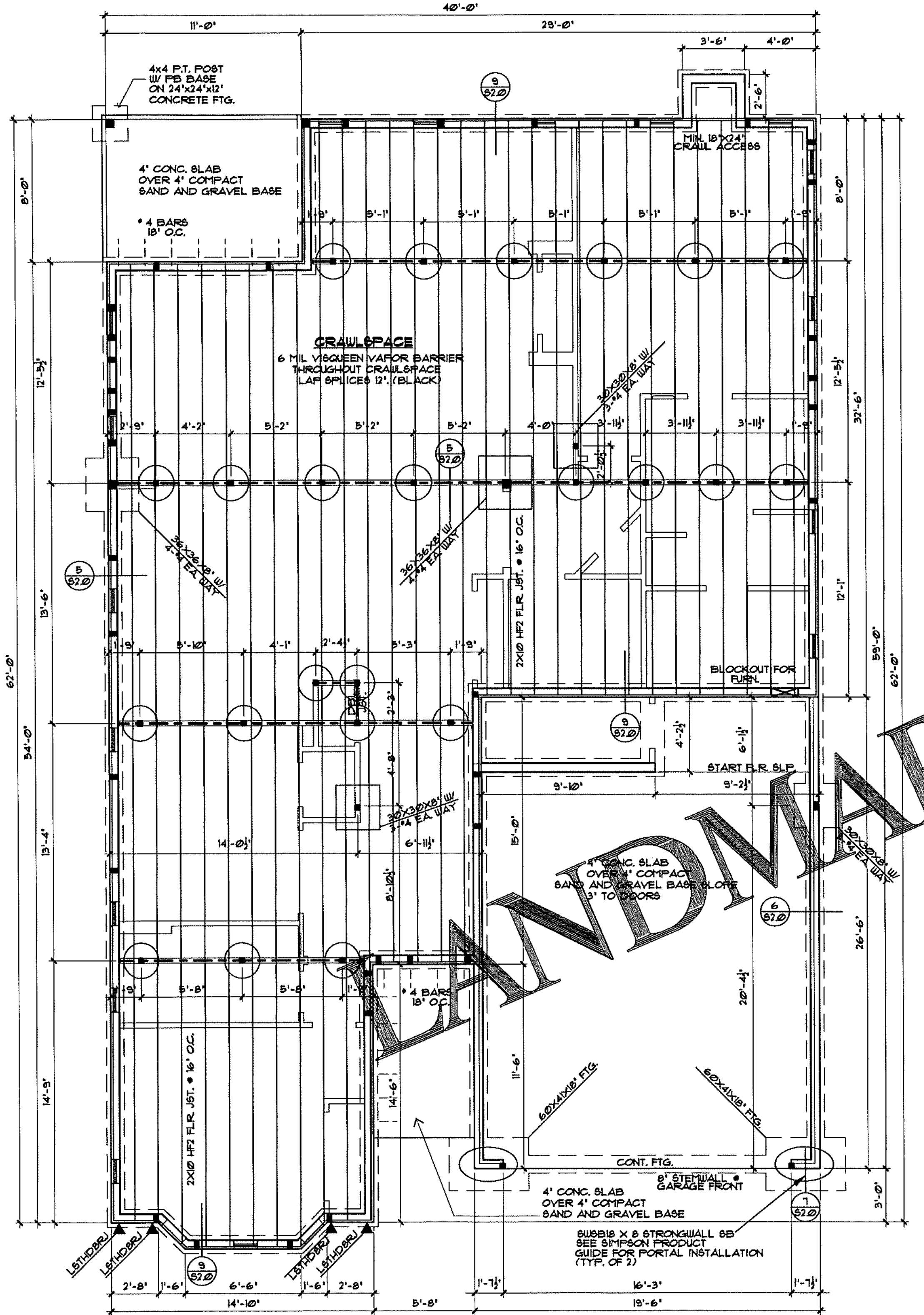
EXTERIOR STAIRWAYS SHALL BE PROVIDED WITH AN ARTIFICIAL LIGHT SOURCE LOCATED AT THE TOP LANDING OF THE STAIRWAY. STAIRWAY ILLUMINATION SHALL RECEIVE PRIMARY POWER FROM THE BUILDING WIRING. EXTERIOR STAIRWAYS PROVIDING ACCESS TO A BASEMENT FROM THE OUTDOOR GRADE LEVEL SHALL BE PROVIDED WITH AN ARTIFICIAL LIGHT SOURCE LOCATED AT THE BOTTOM LANDING OF THE STAIRWAY.

WHOLE HOUSE VENTILATION:

INTEGRATED:
INTEGRATED WITH FURNACE SEE SHEET N-2 FOR REQUIREMENTS.

*REFER TO SHEET N-2 TABLE 1507.3.3(1) & 1507.3.3(2) FOR FAN SIZING AND RUN TIMES

FURNACE TO HAVE A DUCT FOR OUTSIDE AIR, MOTORIZED DAMPER WITH TIMER AND CONTROLS ARE TO BE ADDED FOR THE REQUIRED FRESH AIR EXCHANGE.



FOUNDATION PLAN

1/4"=1'-0"
STHD EDGE DISTANCE 1-1/2" MIN
BUILDER TO DETERMINE IF STHD OR STHD/RJ IS APPROPRIATE.
ADJUST CRAWL SPACE VENTS TO BE 12" MINIMUM AWAY FROM HOLDOWNS

CRIPPLE WALLS- PER IRC

- CRIPPLE WALLS SHALL BE FRAMED OF STUDS NOT SMALLER THAN THE STUDDING ABOVE WHEN EXCEEDING 4' IN HT. SUCH WALLS SHALL BE FRAMED OF STUDS HAVING THE SIZE REQUIRED FOR AN ADDITIONAL STORY.
- CRIPPLE WALLS WITH A STUD HT. LESS THAN 14" SHALL BE SHEATHED ON ONE SIDE, FASTEN TO TOP & BOTTOM PLATE. OR CRIPPLE WALLS TO BE CONSTRUCTED OF SOLID BLOCKING.

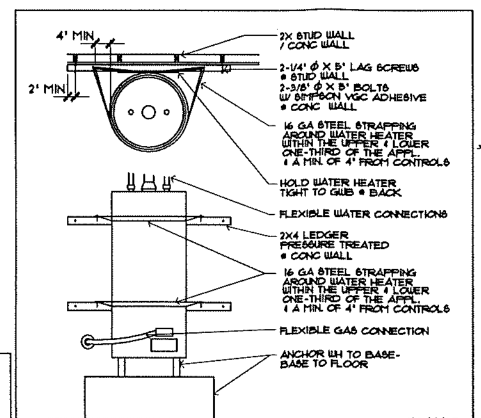
VENTILATION
CRAWL SPACE VENTILATION TOTAL NET FREE AREA REQ'D 1795/150 = 11.96 SQ. FT. PROVIDE SCREENED VENTS FOR VENTILATION
18 VENTS REQ'D

USE 3" x 3" x 1/4" GALVANIZED STEEL SQUARE PLATE WASHERS FOR ALL ANCHOR BOLTS

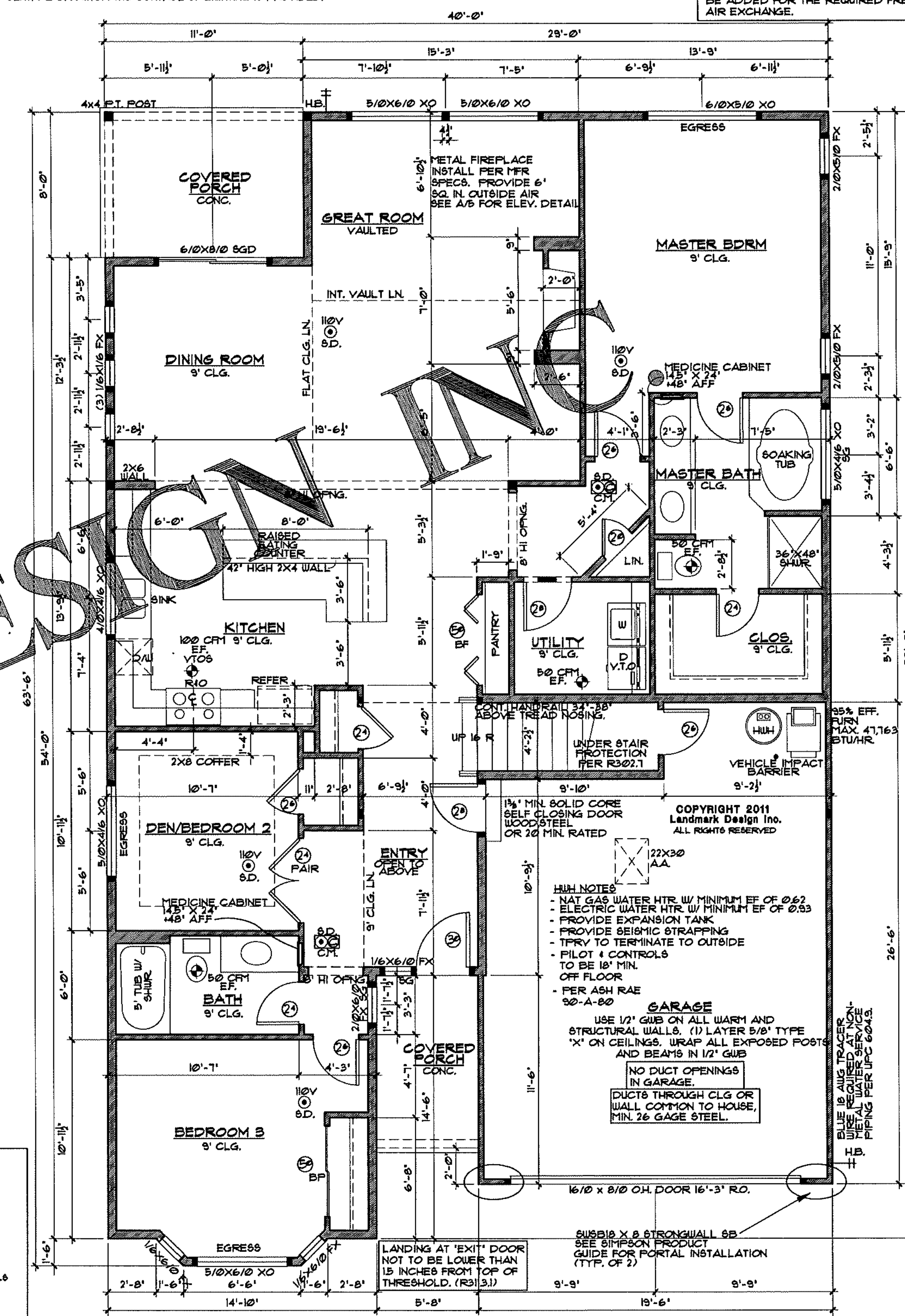
STUD NOTCHING AND BORING

- BEARING OR EXTERIOR WALL NOTCH 25%, BORING 40%.
- 60% BORING IF DOUBLED & LESS OR EQUAL SUCCESSIVE STUDS.
- NON-BEARING MAXIMUM NOTCH 40%, BORING 60%.
- HOLES NO CLOSER THAN 5/8 INCH TO FACE OF STUD.

NOTE-
FASTENERS FOR TREATED WOOD TO BE HOT-DIPPED GALVANIZED, STAINLESS STEEL, SILICONE, BRONZE OR COPPER.



WATER HEATER SUPPORT



FOUNDATION NOTES:

1. ALL FOOTINGS TO BEAR ON FIRM UNDISTRUBED SOIL.
2. ALL WOOD IN CONTACT WITH CONCRETE TO BE PRESSURE TREATED.
3. ALL BEAMS TO BE 4x10 DFL #2 ON 4x4 POSTS (4x6 AT SPLICES) ON 24" DIA. x 8" CONC. PADS UNLESS NOTED OTHERWISE.
4. ALL POSTS TO BE ANCHORED AGAINST LATERAL MOVEMENT.
5. SOLID BLOCK AT ALL POINT LOADS FROM ABOVE.
6. FLOOR JOISTS SHOULD BE SUPPORTED LATERALLY AT EACH END AND AT EACH SUPPORT, BY SOLID BLOCKING OR BY ANOTHER APPROVED METHOD.
7. PROVIDE MINIMUM 18"-24" CRAWL ACCESS.
   •CRAWL ACCESS HATCHES OR DOORS SHALL BE WEATHERSTRIPPED AND INSULATED TO A LEVEL EQUIVALENT TO THE INSULATION ON THE SURROUNDING SURFACES.
8. PROVIDE CRAWL SPACE VENTILATION PER IRC SECTION R408.
   •FOUNDATION VENTS SHALL BE PLACED SO THAT THE TOP OF THE VENT IS BELOW THE LOWER SURFACE OF THE FLOOR INSULATION.
9. INTERIOR GRADE OF CRAWL SPACE SHALL BE SLOPED TO DRAIN AND INSURE THE REMOVAL OF WATER.
10. PREVENT WOOD TO CONC. CONTACT W/CONT. FLASHING OR APPROVE MEMBRANE.
11. ◄ INDICATES "SIMPSON" HOLDDOWN.
12. (A) SEE SHEARWALL SCHEDULE FOR ANCHOR BOLT SIZE & SPACING (SHT S1.0).

MAIN FLOOR PLAN

1/4"=1'-0"

MAIN FLOOR:	1795 SQ. FT.
UPPER FLOOR:	662 SQ. FT.
TOTAL:	2457 SQ. FT.
GARAGE:	429 SQ. FT.
FRONT PORCH:	54 SQ. FT.
REAR PORCH:	88 SQ. FT.

LANDMARK DESIGN
residential ❖ commercial ❖ interiors
1202 MAIN ST. SUITE #104 SUMNER WA. 98390
PH: (253) 826-7808 FAX: (253) 826-4946

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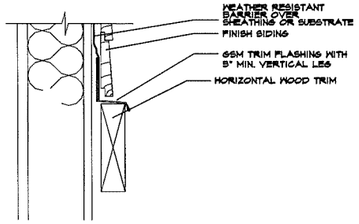
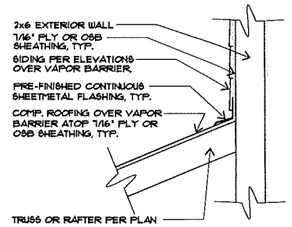
4. These plans should not be altered by other than a qualified designer, architect, or structural engineer.

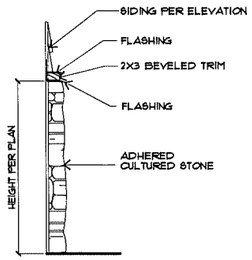
Plan No:
L2-2457-2R
Date:
8-4-16



HORIZ. TRIM AT SHEATHING/WOOD STUDS
N.T.S.



ROOF TO WALL FLASHING DETAIL
N.T.S.



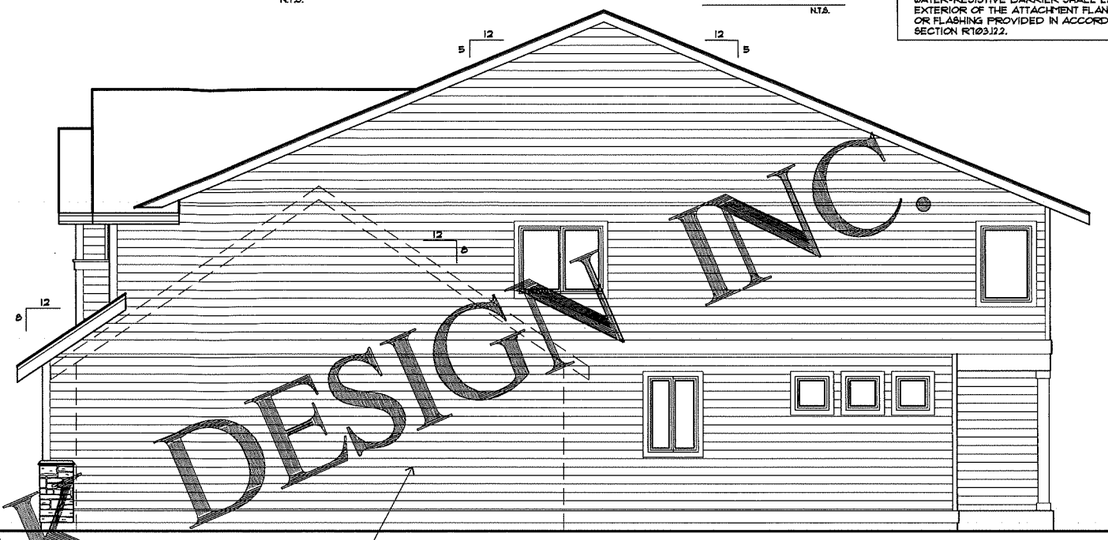
STONE VENEER
N.T.S.

MASONRY VENEER - GENERAL NOTES PER SEC. R703.12

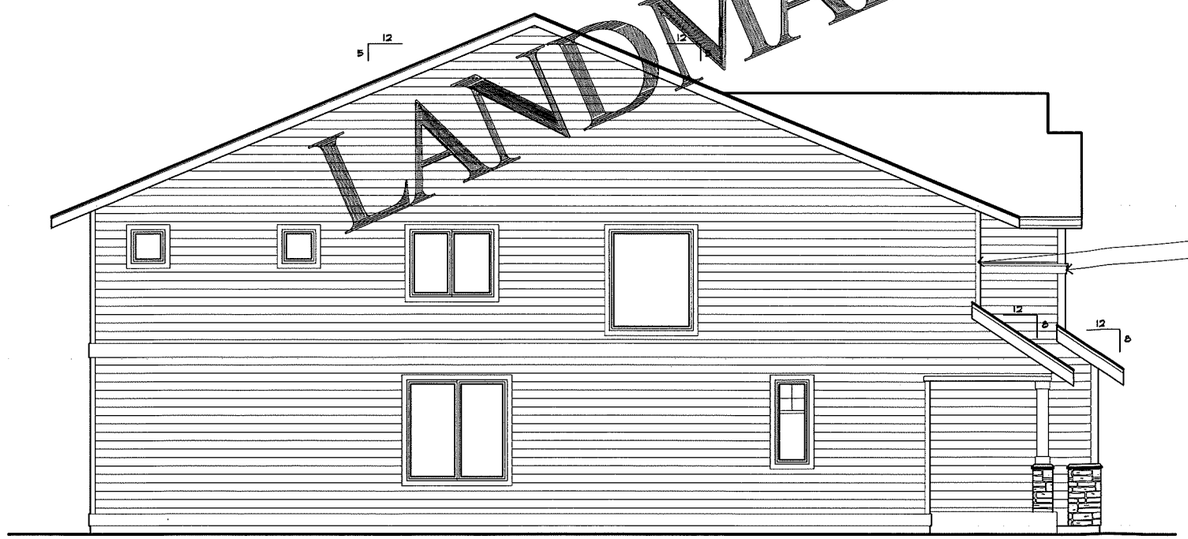
ADHERED MASONRY VENEER SHALL COMPLY WITH THE REQUIREMENTS OF SECTION R703.7.3 AND THE REQUIREMENTS IN SECTIONS 12.1 AND 12.3 OF TMS 402/ACI 530/ASCE 5. ADHERED MASONRY VENEER SHALL BE INSTALLED IN ACCORDANCE WITH SECTION R703.7.1, ARTICLE 3.3C OF TMS 602/ACI 530.1/ASCE 6 OR THE MANUFACTURER'S INSTRUCTIONS.

- CLEARANCES - MINIMUM OF 4 INCHES ABOVE THE EARTH, MINIMUM OF 2 INCHES ABOVE PAVED AREAS; OR MINIMUM OF ½ INCH ABOVE EXTERIOR WALKING SURFACES THAT ARE SUPPORTED BY THE SAME FOUNDATION THAT SUPPORTS THE EXTERIOR WALL.
- FLASHING AT FOUNDATION - A CORROSION-RESISTANT SCREED OR FLASHING OF A MINIMUM 0.019-INCH OR 26-GAGE GALVANIZED OR PLASTIC WITH A MINIMUM VERTICAL ATTACHMENT FLANGE OF 3½ INCHES SHALL BE INSTALLED TO EXTEND A MINIMUM OF 1 INCH BELOW THE FOUNDATION PLATE LINE ON EXTERIOR STUD WALLS IN ACCORDANCE WITH SECTION R703.4.
- WATER-RESISTIVE BARRIER - A WATER-RESISTIVE BARRIER SHALL BE INSTALLED AS REQUIRED BY SECTION R703.2 AND SHALL COMPLY WITH THE REQUIREMENTS OF SECTION R703.6.3. THE WATER-RESISTIVE BARRIER SHALL LAP OVER THE EXTERIOR OF THE ATTACHMENT FLANGE OF THE SCREED OR FLASHING PROVIDED IN ACCORDANCE WITH SECTION R703.12.2.

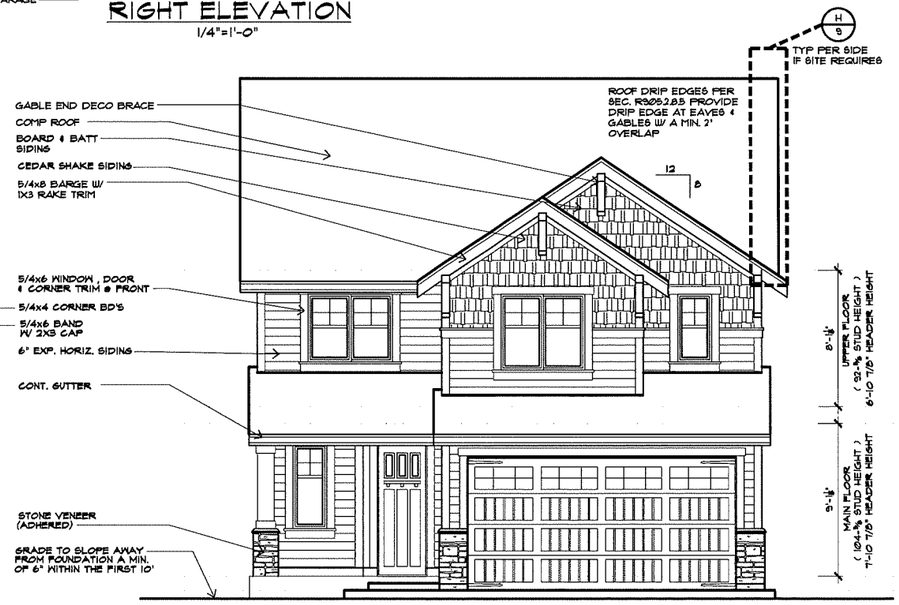
REAR ELEVATION
1/4"=1'-0"



RIGHT ELEVATION
1/4"=1'-0"



LEFT ELEVATION
1/4"=1'-0"



FRONT ELEVATION
1/4"=1'-0"

HOUSE NUMBERS TO BE VISIBLE & LEGIBLE WITH CONTRASTING BACKGROUND FROM THE STREET FRONTING THE HOUSE. ADDRESS NUMBER SHALL BE MIN. 4" HIGH & A MIN. STROKE WIDTH OF 1/2" PER SEC. R319.1

LANDMARK DESIGN
residential ◇ commercial ◇ interiors
1207 MAIN ST. SUITE #104 STANWOOD, WA. 98292
PH: (253) 826-7888 FAX: (253) 826-4946

ELEVATION "A"

1. Contractor or builder must verify all dimensions before proceeding with construction.

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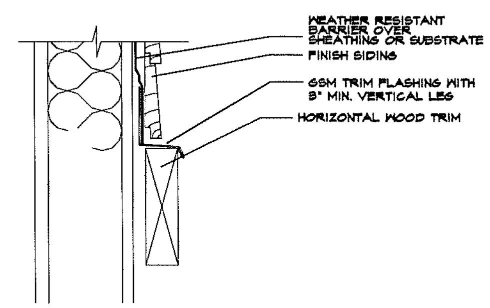
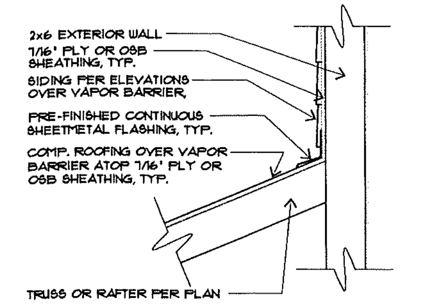
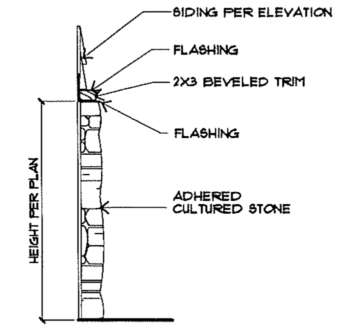
Plan No:
L2M-2692-2R
Date:
1-10-17



HORIZ. TRIM AT SHEATHING/WOOD STUDS
N.T.S.



ROOF TO WALL FLASHING DETAIL
N.T.S.



STONE VENEER
N.T.S.

MASONRY VENEER - GENERAL NOTES PER SEC. R703.12

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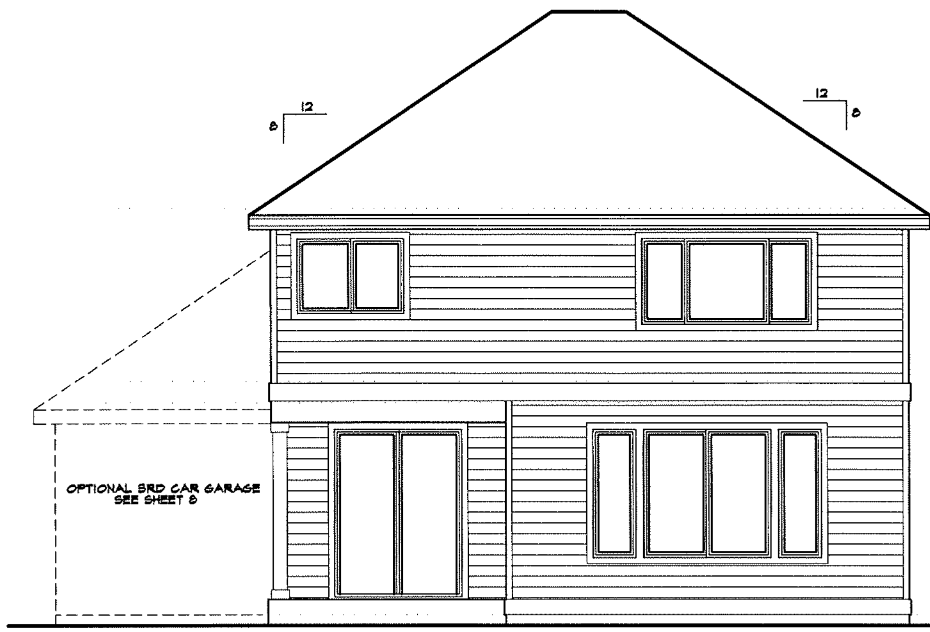
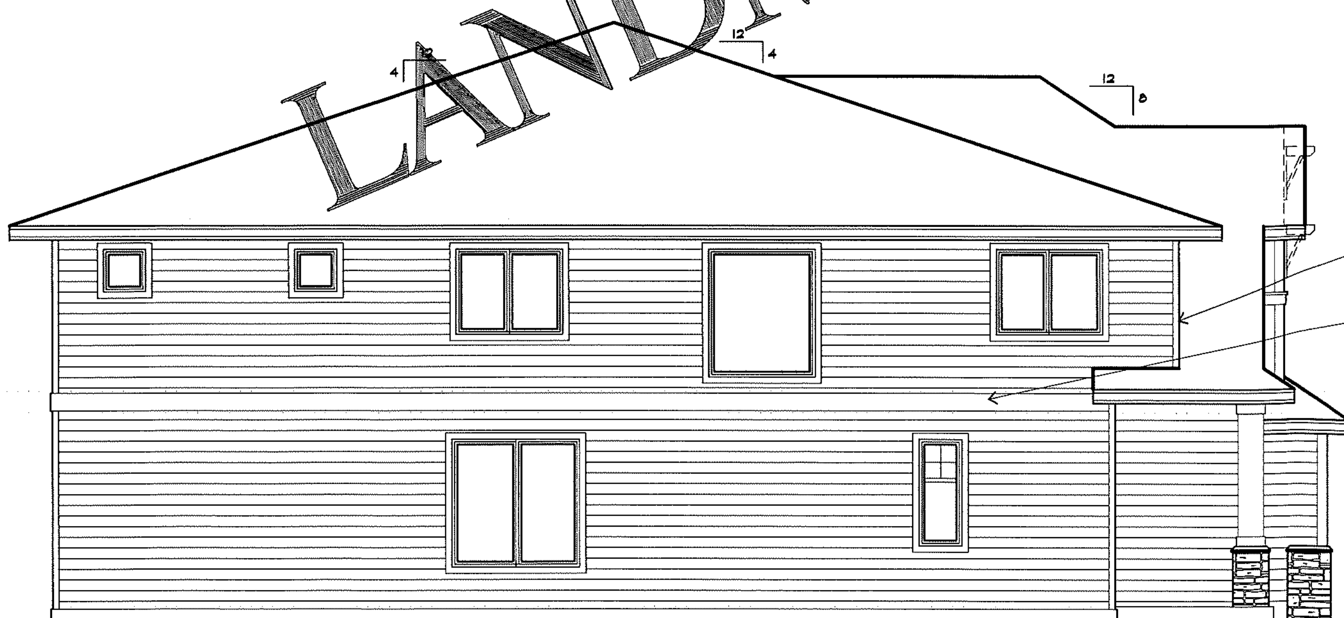
- WATER-RESISTIVE BARRIER - A WATER-RESISTIVE BARRIER SHALL BE INSTALLED AS REQUIRED BY SECTION R703.2 AND SHALL COMPLY WITH THE REQUIREMENTS OF SECTION R703.6.3. THE WATER-RESISTIVE BARRIER SHALL LAP OVER THE EXTERIOR OF THE ATTACHMENT FLANGE OF THE SCREED OR FLASHING PROVIDED IN ACCORDANCE WITH SECTION R703.12.2.

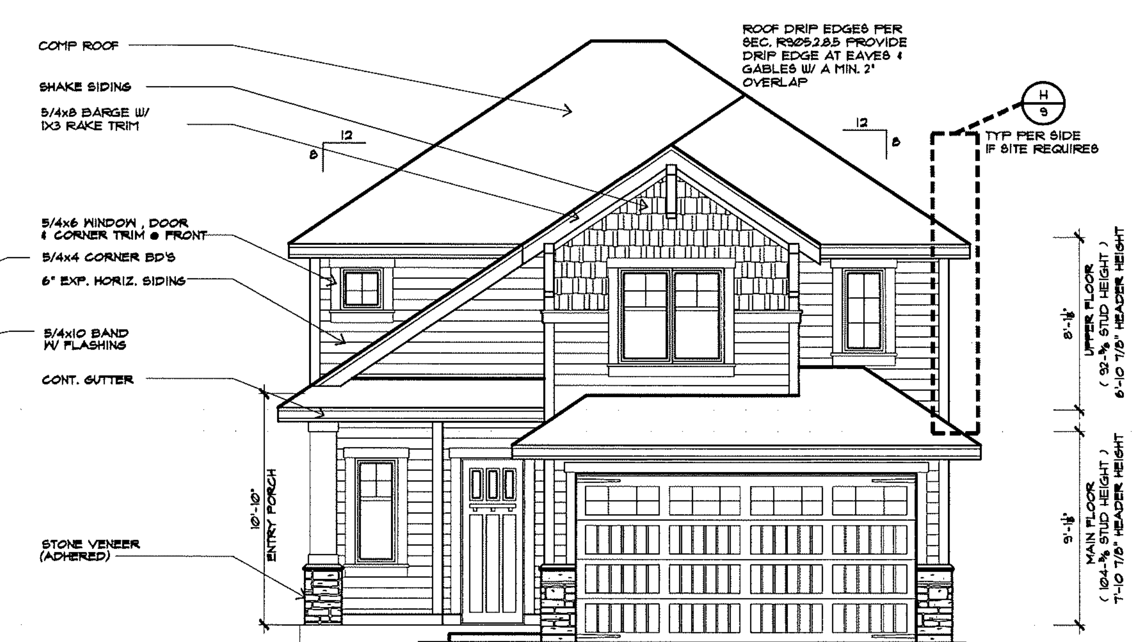


REAR ELEVATION
1/4"=1'-0"

RIGHT ELEVATION
1/4"=1'-0"



LEFT ELEVATION
1/4"=1'-0"



FRONT ELEVATION
1/4"=1'-0"

HOUSE NUMBERS TO BE VISIBLE & LEGIBLE WITH CONTRASTING BACKGROUND FROM THE STREET FRONTING THE HOUSE. ADDRESS NUMBER SHALL BE MIN. 4" HIGH & A MIN. STROKE WIDTH OF 1/2" PER SEC. R319.1

LANDMARK DESIGN
residential ❖ commercial ❖ interiors
1202 MAIN ST. SUITE #104 SUMNER WA. 98390
PH: (253) 826-7808 FAX: (253) 826-4946

ELEVATION "B"

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Plan No:
L2M-2692-2R
Date:
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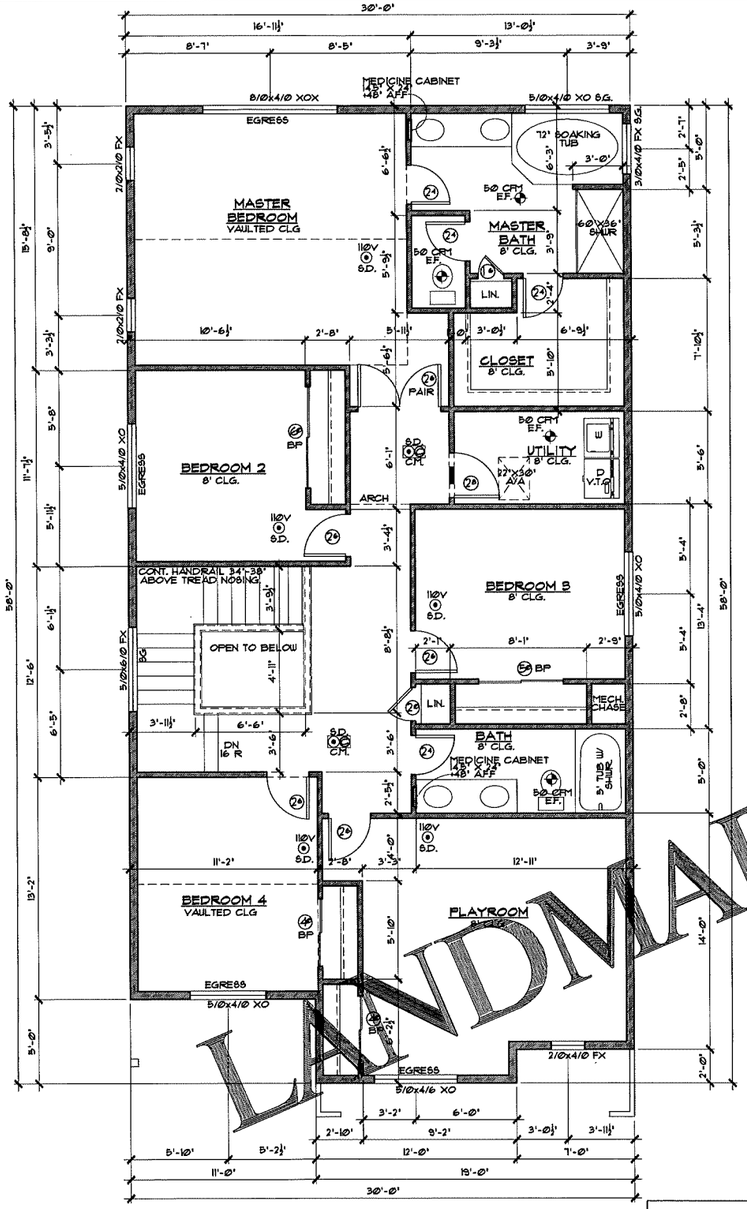


UPPER FLOOR PLAN ELEVATION "A"

1/4"=1'-0"

INTERIOR STAIRWAY ILLUMINATION PER SEC R303.7 IRC

INTERIOR STAIRWAYS SHALL BE PROVIDED WITH AN ARTIFICIAL LIGHT SOURCE TO ILLUMINATE THE LANDINGS AND TREADS. STAIRWAY ILLUMINATION SHALL RECEIVE PRIMARY POWER FROM THE BUILDING WIRING. THE LIGHT SOURCE SHALL BE CAPABLE OF ILLUMINATING TREADS AND LANDINGS TO LEVELS NOT LESS THAN 1 FOOT-CANDLE MEASURED AT THE CENTER OF TREADS AND LANDINGS. THERE SHALL BE A WALL SWITCH AT EACH FLOOR LEVEL TO CONTROL THE LIGHT SOURCE WHERE THE STAIRWAY HAS SIX OR MORE RISERS.

EXCEPTION: A SWITCH IS NOT REQUIRED WHERE REMOTE, CENTRAL OR AUTOMATIC CONTROL OF LIGHTING IS PROVIDED.

EXTERIOR STAIRWAY ILLUMINATION PER SEC R303.8 IRC

EXTERIOR STAIRWAYS SHALL BE PROVIDED WITH AN ARTIFICIAL LIGHT SOURCE LOCATED AT THE TOP LANDING OF THE STAIRWAY. STAIRWAY ILLUMINATION SHALL RECEIVE PRIMARY POWER FROM THE BUILDING WIRING. EXTERIOR STAIRWAYS PROVIDING ACCESS TO A BASEMENT FROM THE OUTDOOR GRADE LEVEL SHALL BE PROVIDED WITH AN ARTIFICIAL LIGHT SOURCE LOCATED AT THE BOTTOM LANDING OF THE STAIRWAY.

UTILITY ROOM NOTES/MAKE UP AIR:

PER IRC G2439

1. WHERE THE EXHAUST DUCT IS CONCEALED WITHIN THE BUILDING CONSTRUCTION AND THE EXHAUST DUCT EQUIVALENT LENGTH EXCEEDS 35 FT., THE EQUIVALENT LENGTH OF THE EXHAUST DUCT SHALL BE IDENTIFIED ON A PERMANENT LABEL OR TAG. THE LABEL OR TAG SHALL BE LOCATED WITHIN 6 FT OF THE EXHAUST DUCT CONNECTION PER G2439.15.
2. INSTALLATIONS EXHAUSTING MORE THAN 200 CFM SHALL BE PROVIDED WITH MAKE UP AIR. WHERE A CLOSET IS DESIGNED FOR THE INSTALLATION OF A CLOTHES DRYER, AN OPENING HAVING AN AREA OF NOT LESS THAN 100 SQ. INCHES FOR MAKE UP AIR SHALL BE PROVIDED IN THE CLOSET ENCLOSURE, OR MAKE UP AIR SHALL BE PROVIDED BY OTHER APPR. MEANS PER G2439.3.

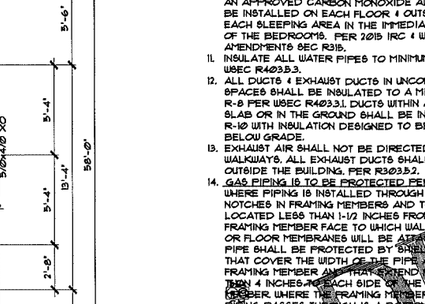
⊏▬▬⊐ = 100 SQ INCH TRANSFER GRILL

GENERAL NOTES:

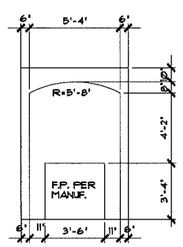
1. ALL WORK TO BE IN CONFORMANCE WITH 2015 IRC.
2. VENT ALL EXHAUST FANS, DRYER VENTS AND RANGES TO OUTSIDE.
3. VENT WATER HEATER PRESSURE RELIEF VALVES TO OUTSIDE.
4. PROVIDE FIRE BLOCKING AT ALL PLUMBING AND MECHANICAL PENETRATIONS.
5. ALL SHOWER WALLS TO BE WATERPROOF TO MINIMUM 72" ABOVE DRAIN.
6. SHOWERHEADS & KITCHEN FAUCET TO BE LIMITED TO MAXIMUM 1.75 G.P.M. FLOW. ALL OTHER LAVATORY FAUCETS TO BE LIMITED TO MAXIMUM 1.0 G.P.M. FLOW.
7. ALL GLAZING WITHIN 60" ABOVE DRAIN INLET TO BE SAFETY GLASS.
8. ALL GLAZING WITHIN 24" OF DOOR OR WITHIN 18" OF FLOOR TO BE SAFETY GLASS
9. SMOKE ALARMS - TO BE INSTALLED PER SEC R314.3 IN THE FOLLOWING LOCATIONS: IN EACH SLEEPING ROOMS, OUTSIDE EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS, ON EACH ADDITIONAL STORY OF THE DWELLING, INCLUDING BASEMENTS AND HABITABLE ATTICS, AND ALARMS TO BE INSTALLED NOT LESS THAN 3 FT. HORIZONTALLY FROM A BATHROOM THAT CONTAINS A BATHTUB OR SHOWER. ALARMS TO BE INTERCONNECTED IN SUCH A MANNER THAT ACTUATION OF ONE ALARM WILL ACTIVATE ALL OF THE ALARMS IN THE INDIVIDUAL UNIT.

  S.D. CM. = SMOKE ALARM-CARBON MONOXIDE COMBO.

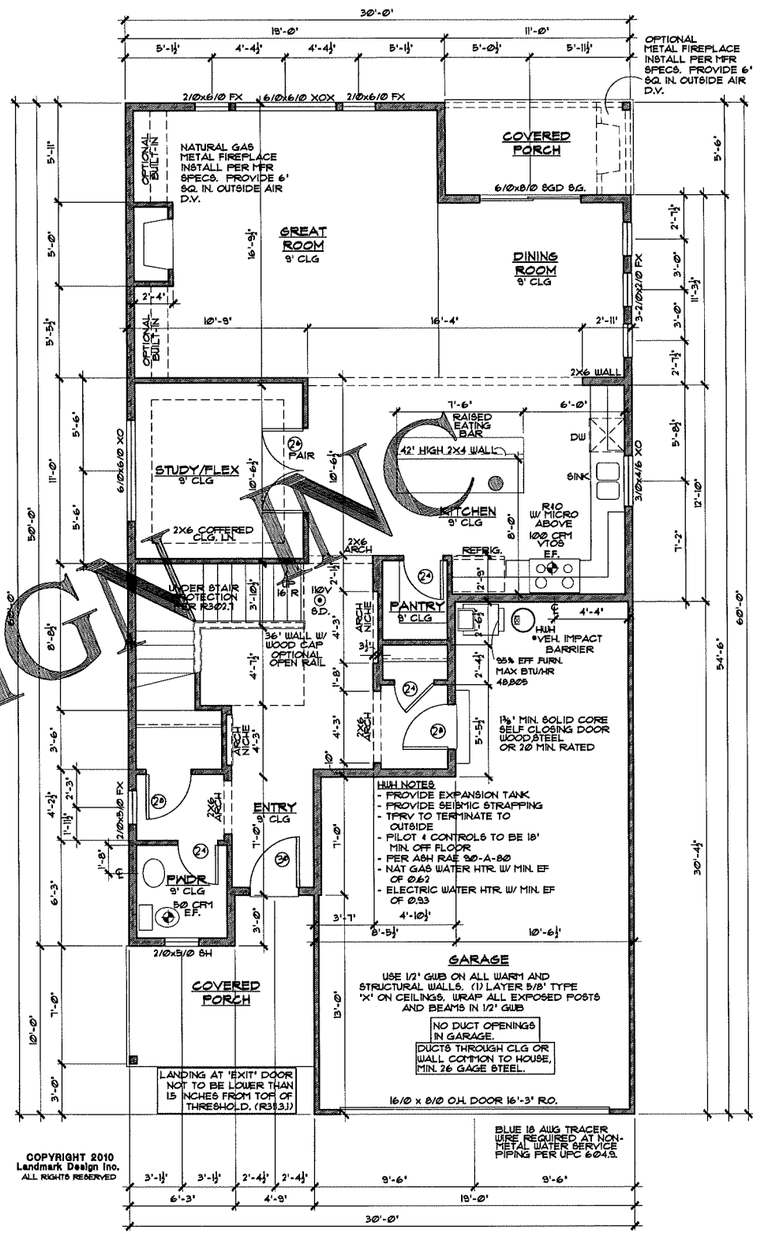
10. PROVIDE CARBON MONOXIDE ALARMS PER SEC. R315.
    AN APPROVED CARBON MONOXIDE ALARM SHALL BE INSTALLED ON EACH FLOOR & OUTSIDE OF EACH SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS. PER 2015 IRC & WA STATE AMENDMENTS SEC R315.
11. INSULATE ALL WATER PIPES TO MINIMUM R-3 PER WSEC R403.3.3.
12. ALL DUCTS & EXHAUST DUCTS IN UNCONDITIONED SPACES SHALL BE INSULATED TO A MINIMUM OF R-8 PER WSEC R403.3.1. DUCTS WITHIN A CONCRETE SLAB OR IN THE GROUND SHALL BE INSULATED TO R-10 WITH INSULATION DESIGNED TO BE USED BELOW GRADE.
13. EXHAUST AIR SHALL NOT BE DIRECTED ONTO WALKWAYS. ALL EXHAUST DUCTS SHALL TERMINATE OUTSIDE THE BUILDING. PER R303.5.2.
14. GAS PIPING IS TO BE PROTECTED PER G2415.3. WHERE PIPING IS INSTALLED THROUGH HOLES OR NOTCHES IN FRAMING MEMBERS AND THE PIPING IS LOCATED LESS THAN 1-1/2 INCHES FROM THE FRAMING MEMBER FACE TO WHICH WALL CEILING OR FLOOR MEMBRANES WILL BE ATTACHED, THE PIPE SHALL BE PROTECTED BY SHIELD PLATES THAT COVER THE WIDTH OF THE PIPE AND THE FRAMING MEMBER AND EXTEND NOT LESS THAN 4 INCHES ON EACH SIDE OF THE FRAMING MEMBER. WHERE THE FRAMING MEMBER THAT THE PIPING PASSES THROUGH IS A BOTTOM PLATE, BOTTOM TRACK, TOP PLATE OR TOP TRACK, THE SHIELD PLATES SHALL COVER THE FRAMING MEMBER AND EXTEND NOT LESS THAN 4 INCHES ABOVE THE BOTTOM FRAMING MEMBER AND NOT LESS THAN 4 INCHES BELOW THE TOP FRAMING MEMBER.
15. ATTIC & CRAWL ACCESS HATCHES OR DOORS SHALL BE WEATHERSTRIPPED AND INSULATED TO A LEVEL EQUIVALENT TO THE INSULATION ON THE SURROUNDING SURFACES
16. WHOLE HOUSE VENTILATION 24 HR. TIMER, READILY ACCESSIBLE & WITH LABEL AFFIXED TO CONTROL THAT READS "WHOLE HOUSE VENTILATION" (SEE OPERATING INSTRUCTIONS)
17. DRYER DUCT SPECIFIED LENGTH PER SEC M1502.4.5.1. THE MAXIMUM LENGTH OF THE EXHAUST DUCT SHALL BE 35 FEET(10.6 6.6mm) FROM THE CONNECTION TO THE TRANSITION DUCT FROM THE DRYER TO THE OUTLET TERMINAL. WHERE FITTINGS ARE USED, THE MAXIMUM LENGTH OF THE EXHAUST DUCT SHALL BE REDUCED IN ACCORDANCE WITH THE TABLE M1502.4.5.1. THE MAXIMUM LENGTH OF THE EXHAUST DUCT DOES NOT INCLUDE THE TRANSITION DUCT.
18. CAVITIES WITHIN CORNERS AND HEADERS OF FRAME WALLS SHALL BE INSULATED BY COMPLETELY FILLING THE CAVITY WITH A MATERIAL HAVING A THERMAL RESISTANCE OF R-3 PER INCH MINIMUM PER 2015 WSEC TABLE R402.4.1.1.



WATER HEATER SUPPORT



FIREPLACE ELEV. DETAIL



MAIN FLOOR PLAN ELEVATION "A" & "B"

1/4"=1'-0"

MAIN FLOOR:	1129 SQ. FT.
UPPER FLOOR:	1563 SQ. FT.
TOTAL:	2692 SQ. FT.
GARAGE:	486 SQ. FT.
FRONT PORCH:	91 SQ. FT.
REAR PORCH:	61 SQ. FT.

WHOLE HOUSE VENTILATION:
INTEGRATED:
INTEGRATED WITH FURNACE SEE SHEET N-2 FOR REQUIREMENTS.

*REFER TO SHEET N-2 TABLE 15.07.3.3(1) & 15.07.3.3(2) FOR FAN SIZING AND RUN TIMES

FURNACE TO HAVE A DUCT FOR OUTSIDE AIR, MOTORIZED DAMPER WITH TIMER AND CONTROLS ARE TO BE ADDED FOR THE REQUIRED FRESH AIR EXCHANGE.

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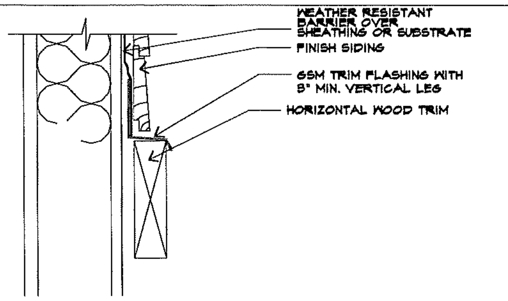
Plan No:
L2M-2692-2R
Date:
1-10-17



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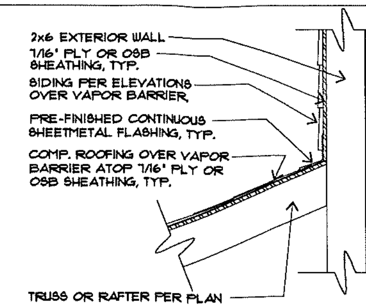

ROOF TO WALL FLASHING DETAIL
N.T.S.

MASONRY VENEER - GENERAL NOTES PER SEC. R703.8

ANCHORED STONE AND MASONRY VENEER SHALL BE INSTALLED IN ACCORDANCE WITH THIS CHAPTER, TABLE R703.3(1) AND FIGURE R703.8.

- MAXIMUM THICKNESS 4 INCHES & 20 FEET HIGH
- SDC D0 & D1 MAXIMUM 4 INCHES THICK & MUST HAVE WALL BRACING
- SDC D2 MAXIMUM 3 INCHES THICK & MUST HAVE WALL BRACING
- MASONRY VENEER SHALL NOT SUPPORT ANY VERTICAL LOAD OTHER THAN THE DEAD LOAD OF THE VENEER ABOVE.
- MINIMUM 3/4 GAP BETWEEN TOP OF VENEER & STRUCTURAL FRAME INCLUDING ROOF RAFTERS.
- METAL TIES MAXIMUM 24 INCHES HORIZONTAL & VERTICAL SPACING.
- TIES IN SDC D0, D1, & D2 MUST SUPPORT NO MORE THAN 2 SQ FT OF WALL AREA (HOOK INTO VENEER REINFORCEMENT WIRE).
- FLASHING TO EXTERIOR REQUIRED AT ALL OPENINGS & HORIZONTAL TRANSITIONS.
- MINIMUM 3/16' DIA. WEEPHOLES REQUIRED ABOVE FLASHING AT A MAXIMUM OF 33 INCHES ON CENTER.
- AIR SPACE MINIMUM 1 IN. - MAXIMUM 4-1/2 INCHES BETWEEN SHEATHING & VENEER OR MORTAR OR GROUT FILL OVER WEATHER-RESISTANCE MEMBRANE.
- WATER RESISTANT BARRIER REQUIRED BEHIND THE EXTERIOR VENEER PER R703.7.

LANDMARK DESIGN
residential ❖ commercial ❖ interiors
1202 MAIN ST. SUITE #104 SUMNER WA. 98390
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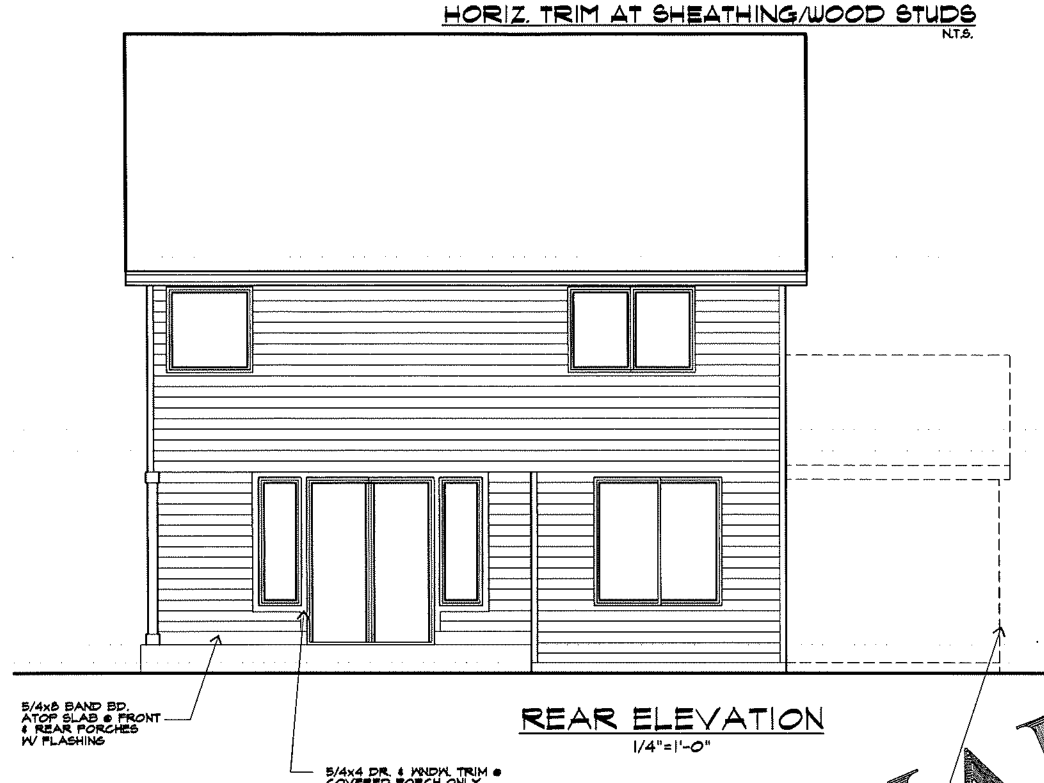
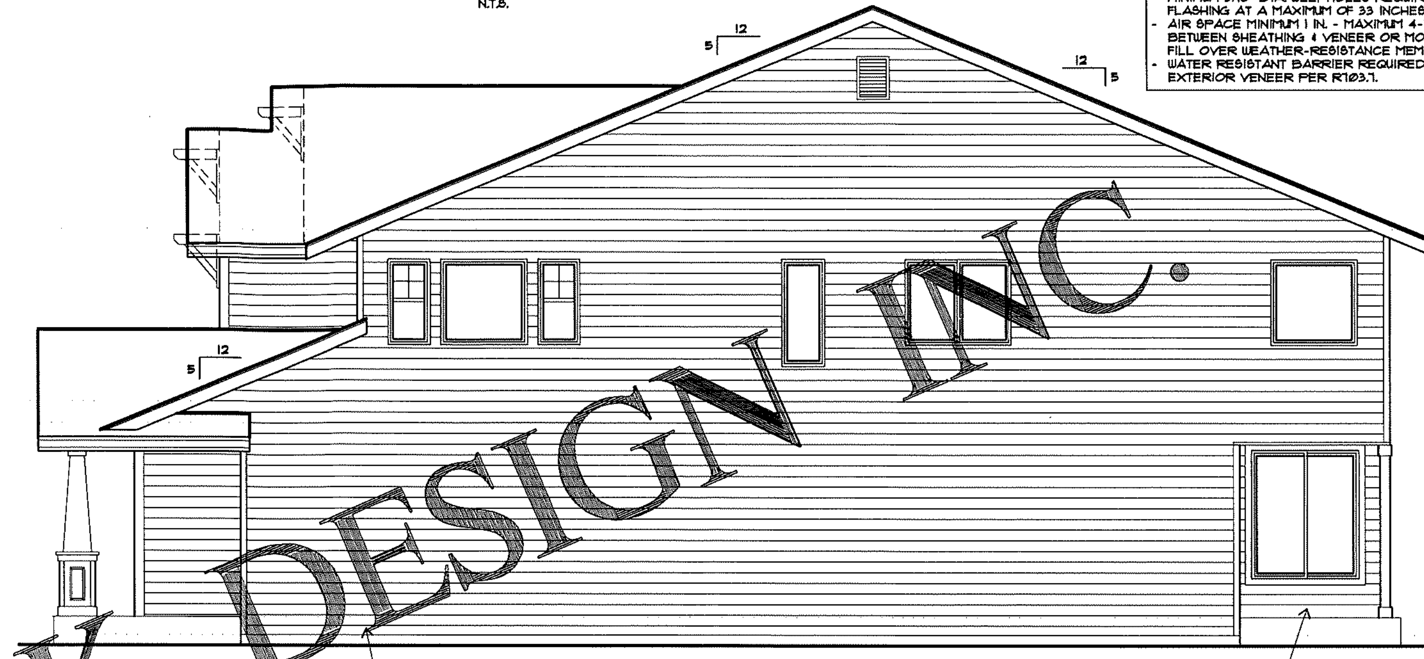
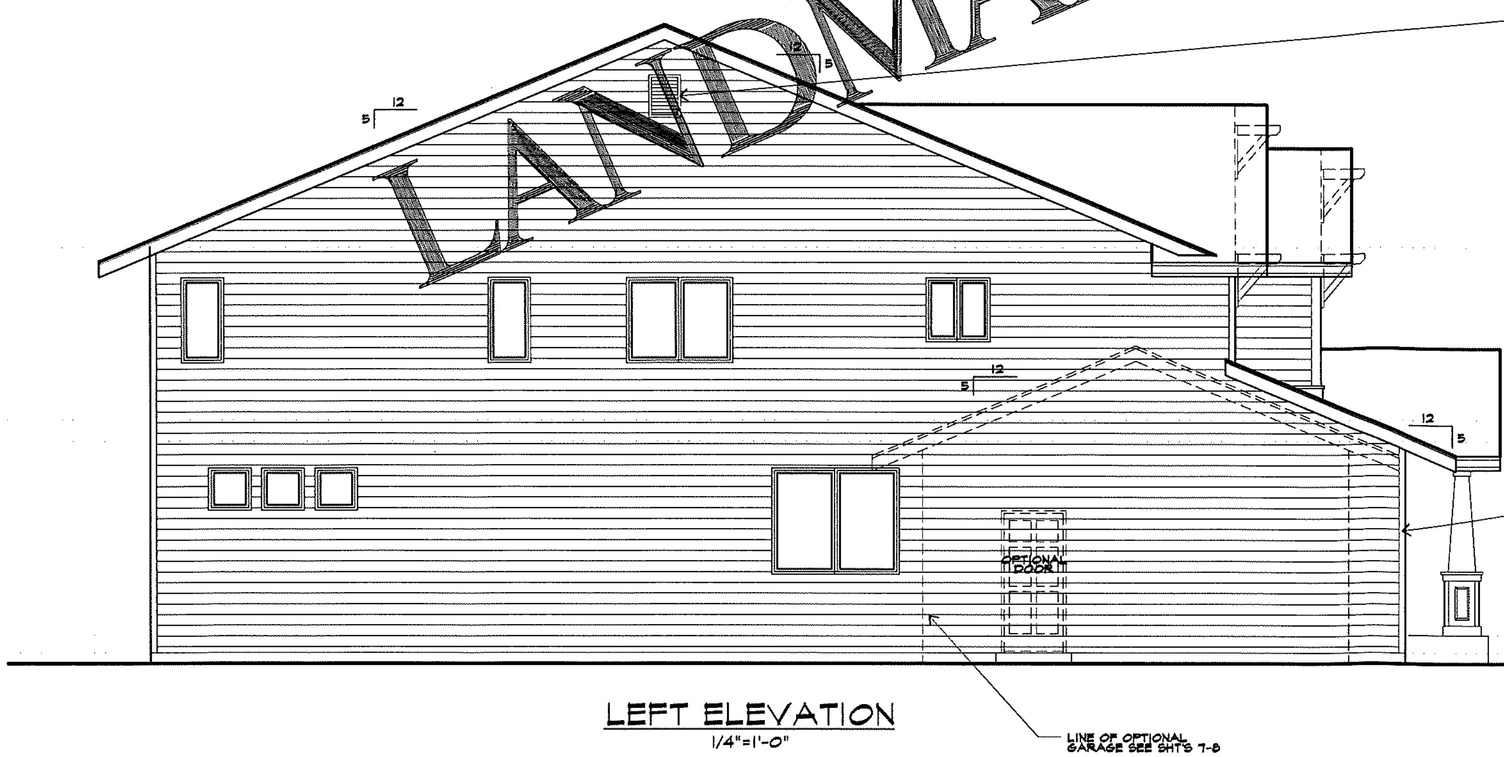


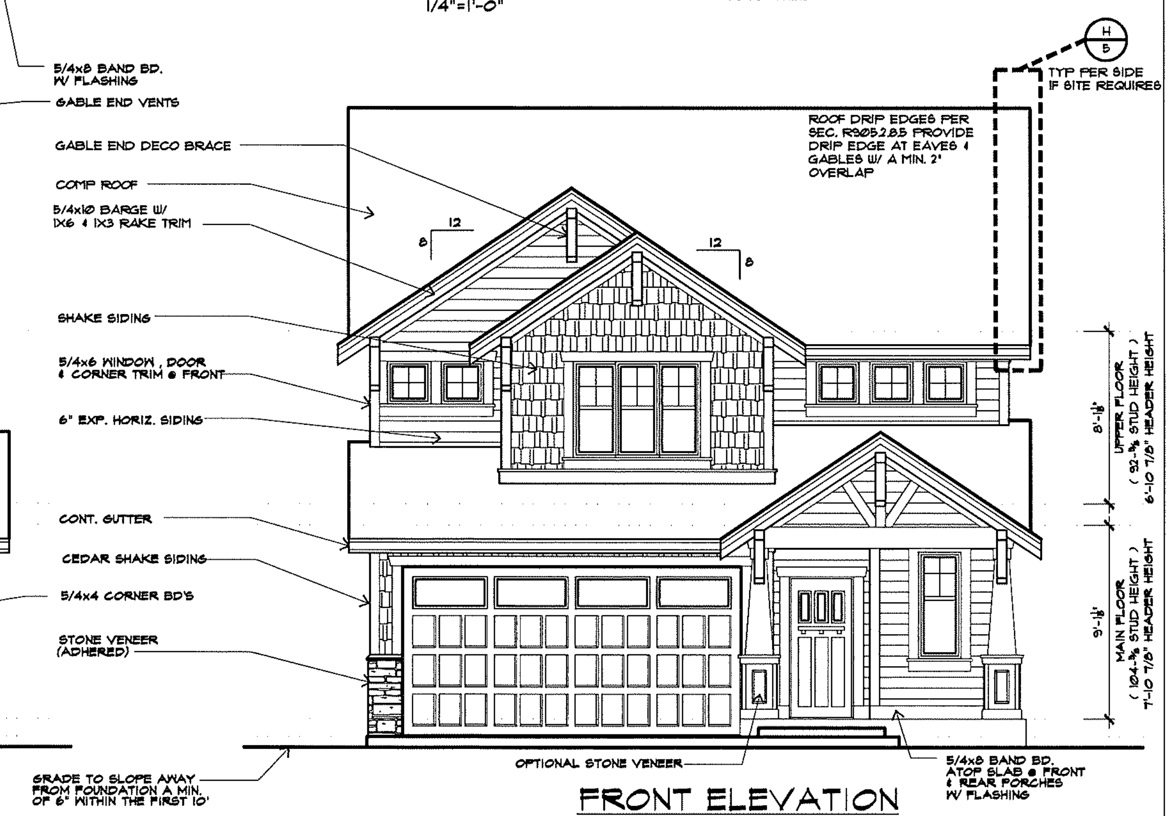
REAR ELEVATION
1/4"=1'-0"



RIGHT ELEVATION
1/4"=1'-0"



LEFT ELEVATION
1/4"=1'-0"



FRONT ELEVATION
1/4"=1'-0"

HOUSE NUMBERS TO BE VISIBLE & LEGIBLE WITH CONTRASTING BACKGROUND FROM THE STREET FRONTING THE HOUSE. ADDRESS NUMBER SHALL BE MIN. 4" HIGH & A MIN. STROKE WIDTH OF 1/2" PER SEC. R319.1

ELEVATION "A"

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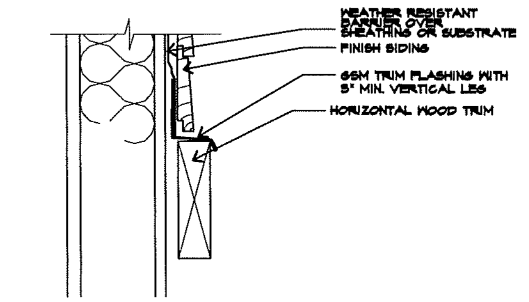
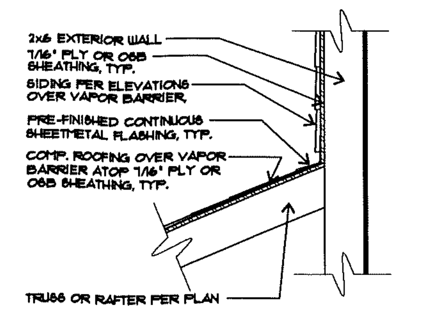
Plan No:
L2M-2611
Date:
9-23-16



HORIZ. TRIM AT SHEATHING/WOOD STUDS
N.T.S.



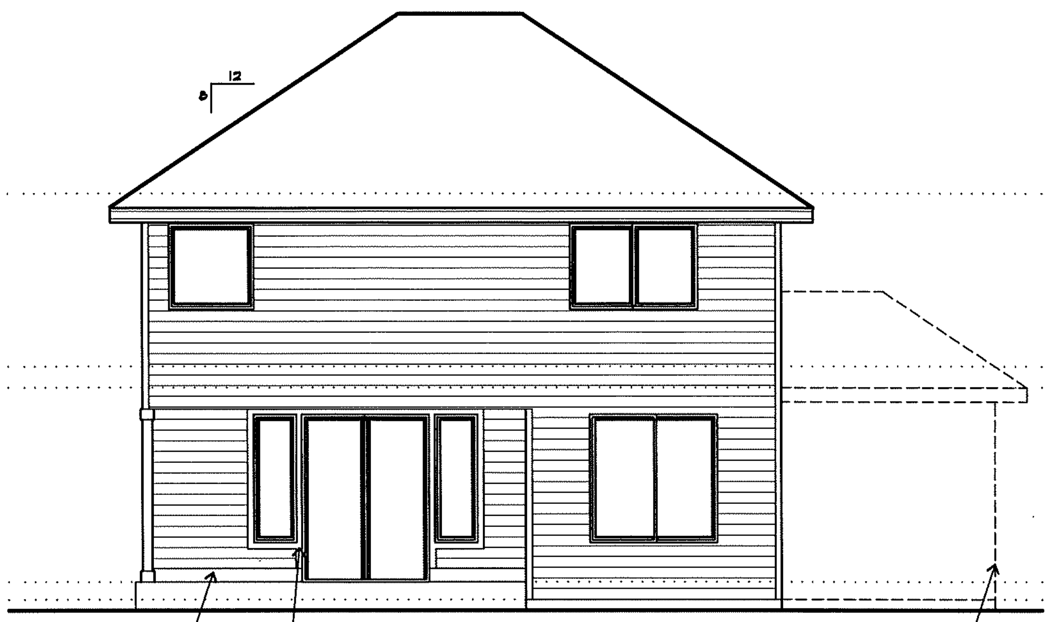
ROOF TO WALL FLASHING DETAIL
N.T.S.

MASONRY VENEER - GENERAL NOTES PER SEC. R703.8

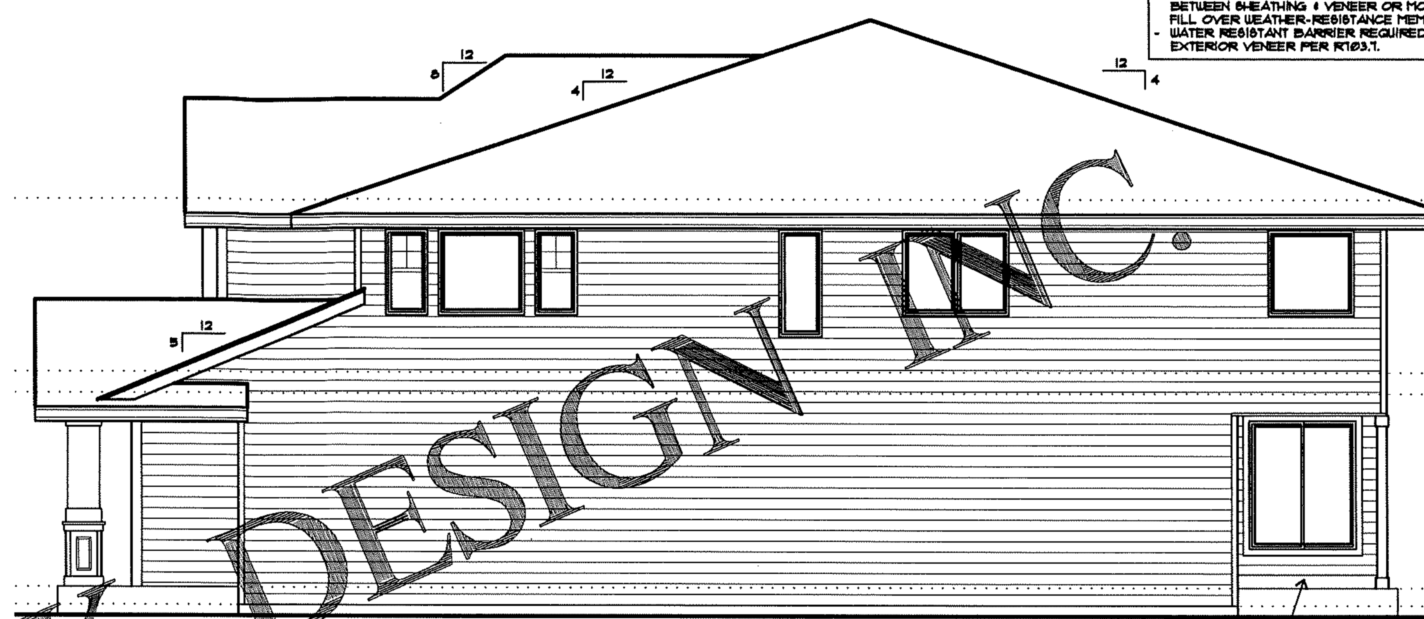
ANCHORED STONE AND MASONRY VENEER SHALL BE INSTALLED IN ACCORDANCE WITH THIS CHAPTER, TABLE R703.3(1) AND FIGURE R703.8.

- MAXIMUM THICKNESS 4 INCHES & 20 FEET HIGH
- SDC D0 & D1 MAXIMUM 4 INCHES THICK & MUST HAVE WALL BRACING
- SDC D2 MAXIMUM 3 INCHES THICK & MUST HAVE WALL BRACING
- MASONRY VENEER SHALL NOT SUPPORT ANY VERTICAL LOAD OTHER THAN THE DEAD LOAD OF THE VENEER ABOVE.
- MINIMUM 3/4 GAP BETWEEN TOP OF VENEER & STRUCTURAL FRAME INCLUDING ROOF RAFTERS.
- METAL TIES MAXIMUM 24 INCHES HORIZONTAL & VERTICAL SPACING.
- TIES IN SDC D0, D1, & D2 MUST SUPPORT NO MORE THAN 2 SQ FT OF WALL AREA (HOOK INTO VENEER REINFORCEMENT WIRE).
- FLASHING TO EXTERIOR REQUIRED AT ALL OPENINGS & HORIZONTAL TRANSITIONS.
- MINIMUM 3/16" DIA. WEEPHOLES REQUIRED ABOVE FLASHING AT A MAXIMUM OF 33 INCHES ON CENTER.
- AIR SPACE MINIMUM 1 IN. - MAXIMUM 4-1/2 INCHES BETWEEN SHEATHING & VENEER OR MORTAR OR GROUT FILL OVER WEATHER-RESISTANCE MEMBRANE.
- WATER RESISTANT BARRIER REQUIRED BEHIND THE EXTERIOR VENEER PER R703.7.

LANDMARK DESIGN
residential ◆ commercial ◆ interiors

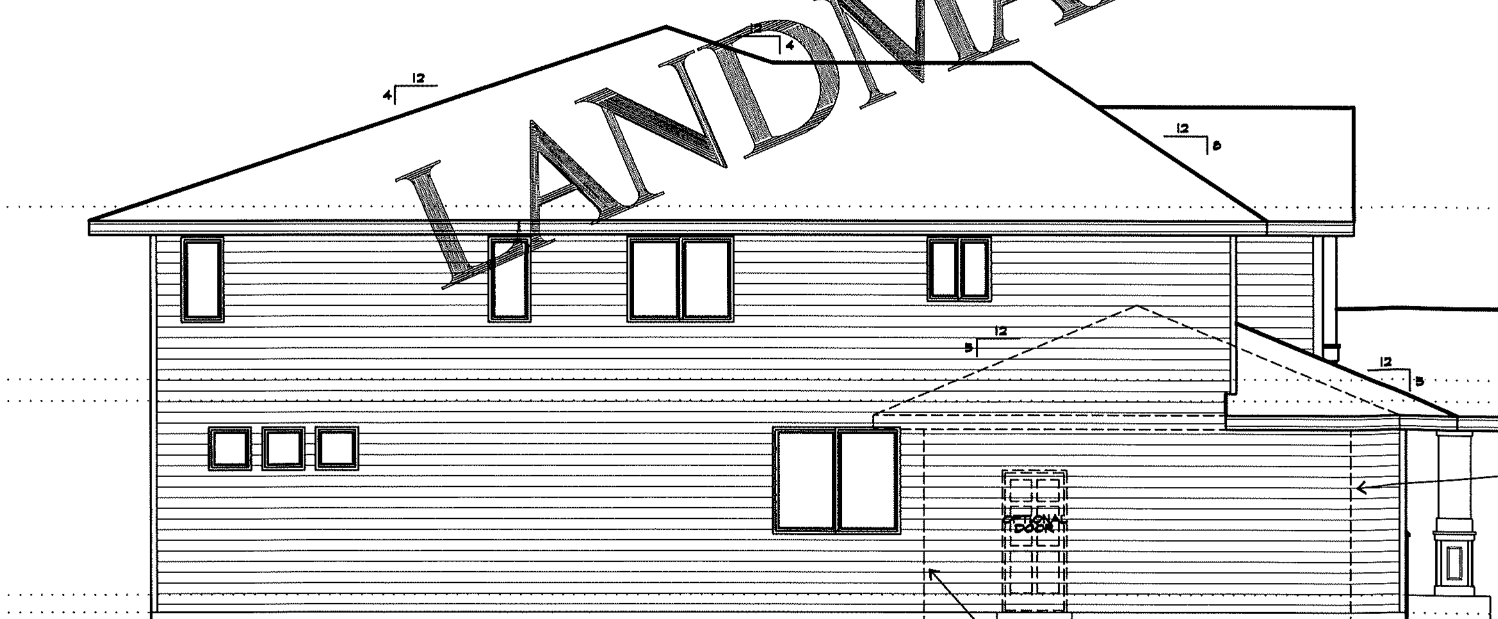


REAR ELEVATION
1/4"=1'-0"

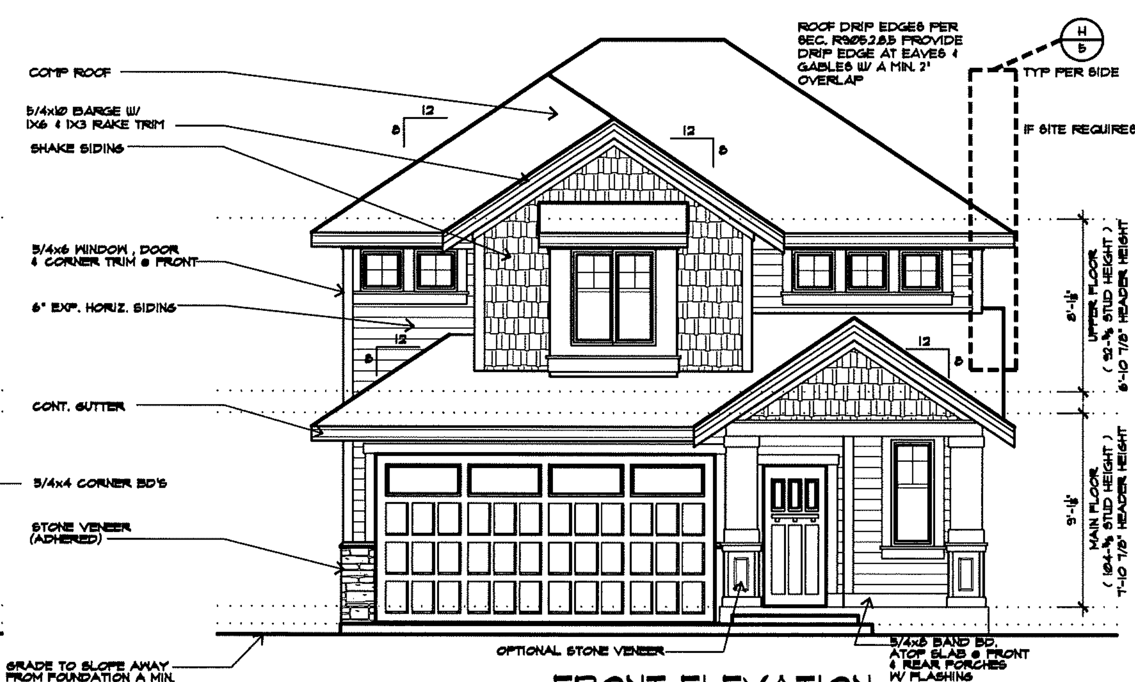


RIGHT ELEVATION
1/4"=1'-0"

ELEVATION "B"



LEFT ELEVATION
1/4"=1'-0"



FRONT ELEVATION
1/4"=1'-0"

HOUSE NUMBERS TO BE VISIBLE & LEGIBLE WITH CONTRASTING BACKGROUND FROM THE STREET FRONTING THE HOUSE. ADDRESS NUMBER SHALL BE MIN. 4" HIGH & A MIN. STROKE WIDTH OF 1/2" PER SEC. R319.1

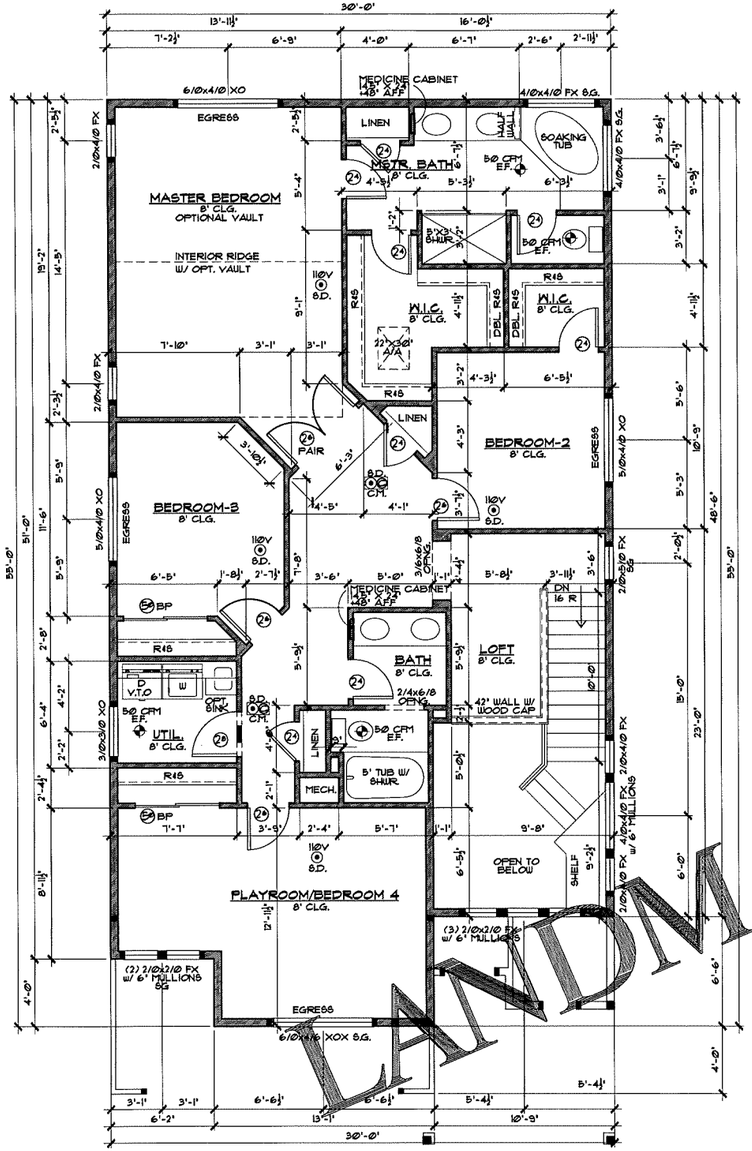
1. Contractor or builder must verify all dimensions before proceeding with construction.

2. This plan was designed to be marketed throughout many municipalities. The purchaser must verify compliance with all local applicable building codes where the home is to be constructed.

3. Purchaser should have plans reviewed by a licensed builder and structural engineer for compliance to specific site conditions.

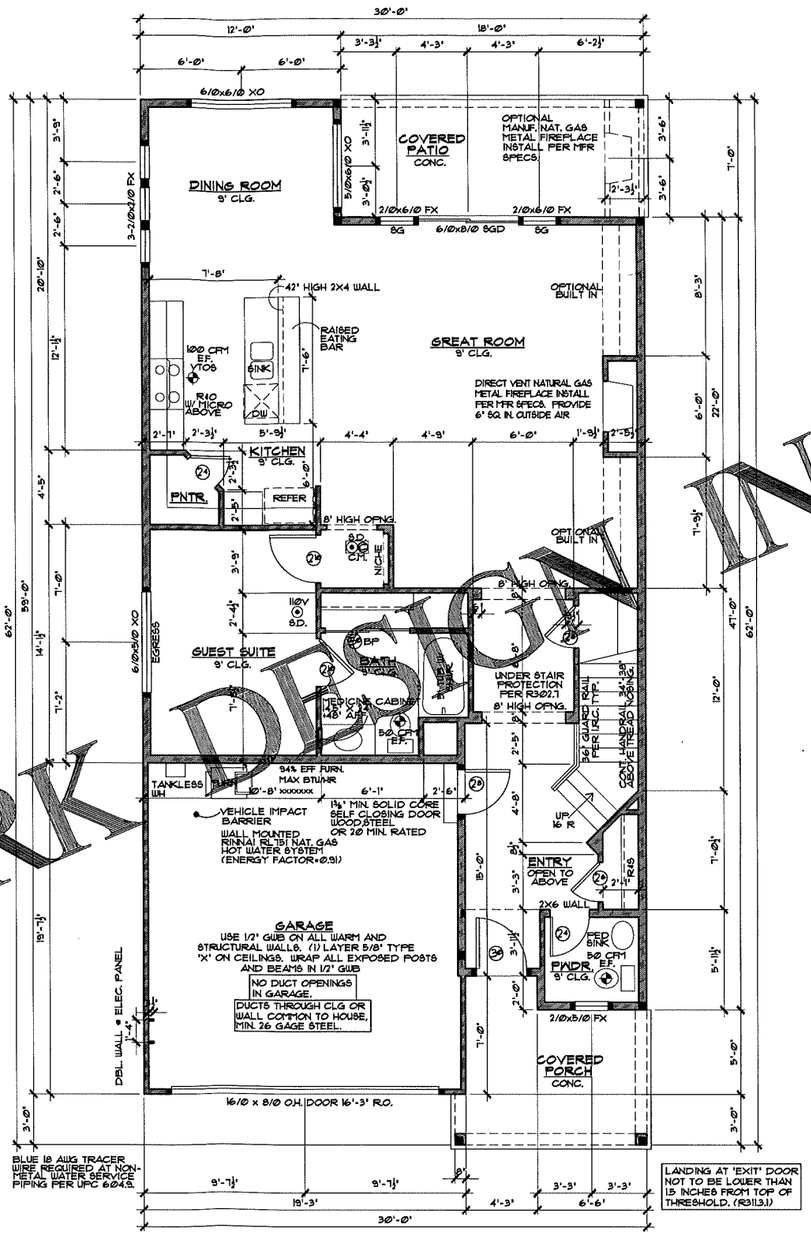
4. These plans should not be altered by other than a qualified designer, architect, or structural engineer.

Plan No:
L2M-2611
Date:
9-23-16



UPPER FLOOR PLAN

1/4"=1'-0"



MAIN FLOOR PLAN

1/4"=1'-0"

MAIN FLOOR:	1210 SQ. FT.
UPPER FLOOR:	1401 SQ. FT.
TOTAL:	2611 SQ. FT.
GARAGE:	391 SQ. FT.
COV'D PORCH:	97 SQ. FT.
COV'D PATIO:	126 SQ. FT.

GENERAL NOTES:

1. ALL WORK TO BE IN CONFORMANCE WITH 2015 IRC.
2. VENT ALL EXHAUST FANS, DRYER VENTS AND RANGES TO OUTSIDE8.
3. VENT WATER HEATER PRESSURE RELIEF VALVES TO OUTSIDE.
4. PROVIDE FIRE BLOCKING AT ALL PLUMBING AND MECHANICAL PENETRATIONS.
5. ALL SHOWER WALLS TO BE WATERPROOF TO MINIMUM 72" ABOVE DRAIN.
6. SHOWERHEADS & KITCHEN FAUCET TO BE LIMITED TO MAXIMUM 1.75 G.P.M. FLOW. ALL OTHER LAVATORY FAUCETS TO BE LIMITED TO MAXIMUM 1.0 G.P.M FLOW.
7. ALL GLAZING WITHIN 60" ABOVE DRAIN INLET TO BE SAFETY GLASS.
8. ALL GLAZING WITHIN 24" OF DOOR OR WITHIN 18" OF FLOOR TO BE SAFETY GLASS
9. SMOKE ALARMS - TO BE INSTALLED PER SEC R314.3 IN THE FOLLOWING LOCATIONS: IN EACH SLEEPING ROOMS, OUTSIDE EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS, ON EACH ADDITIONAL STORY OF THE DWELLING, INCLUDING BASEMENTS AND HABITABLE ATTICS, AND ALARMS TO BE INSTALLED NOT LESS THAN 3 FT. HORIZONTALLY FROM A BATHROOM THAT CONTAINS A BATHTUB OR SHOWER. ALARMS TO BE INTERCONNECTED IN SUCH A MANNER THAT ACTUATION OF ONE ALARM WILL ACTIVATE ALL OF THE ALARMS IN THE INDIVIDUAL UNIT.

  8D CM. = SMOKE ALARM-CARBON MONOXIDE COMBO.
10. PROVIDE CARBON MONOXIDE ALARMS PER SEC. R315.
    AN APPROVED CARBON MONOXIDE ALARM SHALL BE INSTALLED ON EACH FLOOR 4 OUTSIDE OF EACH SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS. PER 2015 IRC 4 WA. STATE AMENDMENTS SEC R315.
    INSULATE ALL WATER PIPES PER UPC SEC 312.6 MINIMUM R-4 INSULATION
12. ALL DUCTS 4 EXHAUST DUCTS IN UNCONDITIONED SPACES SHALL BE INSULATED TO A MINIMUM OF R-8 PER WSEC R403.3.1. DUCTS WITHIN A CONCRETE SLAB OR IN THE GROUND SHALL BE INSULATED TO R-10 WITH INSULATION DESIGNED TO BE USED BELOW GRADE.
13. EXHAUST AIR SHALL NOT BE DIRECTED ONTO WALKWAYS. ALL EXHAUST DUCTS SHALL TERMINATE OUTSIDE THE BUILDING. PER R303.5.2.
14. GAS PIPING IS TO BE PROTECTED PER G2415.7. WHERE PIPING IS INSTALLED THROUGH HOLES OR NOTCHES IN FRAMING MEMBERS AND THE PIPING IS LOCATED LESS THAN 1-1/2 INCHES FROM THE FRAMING MEMBER FACE TO WHICH WALL, CEILING OR FLOOR MEMBRANES WILL BE ATTACHED, THE PIPE SHALL BE PROTECTED BY SHIELD PLATES THAT COVER THE WIDTH OF THE PIPE AND THE FRAMING MEMBER AND THAT EXTEND NOT LESS THAN 4 INCHES TO EACH SIDE OF THE FRAMING MEMBER. WHERE THE FRAMING MEMBER THAT THE PIPING PASSES THROUGH IS A BOTTOM PLATE, BOTTOM TRACK, TOP PLATE OR TOP TRACK, THE SHIELD PLATES SHALL COVER THE FRAMING MEMBER AND EXTEND NOT LESS THAN 4 INCHES ABOVE THE BOTTOM FRAMING MEMBER AND NOT LESS THAN 4 INCHES BELOW THE TOP FRAMING MEMBER.
15. ATTIC 4 CRAWL ACCESS HATCHES OR DOORS SHALL BE WEATHERSTRIPPED AND INSULATED TO A LEVEL EQUIVALENT TO THE INSULATION ON THE SURROUNDING SURFACES
16. WHOLE HOUSE VENTILATION 24 HR TIMER, READILY ACCESSIBLE 4 WITH LABEL AFFIXED TO CONTROL THAT READS 'WHOLE HOUSE VENTILATION' (SEE OPERATING INSTRUCTIONS)
17. DRYER DUCT SPECIFIED LENGTH PER SEC M1502.4.5.1. THE MAXIMUM LENGTH OF THE EXHAUST DUCT SHALL BE 35 FEET(10,668mm) FROM THE CONNECTION TO THE TRANSITION DUCT FROM THE DRYER TO THE OUTLET TERMINAL. WHERE FITTINGS ARE USED, THE MAXIMUM LENGTH OF THE EXHAUST DUCT SHALL BE REDUCED IN ACCORDANCE WITH THE TABLE M1502.4.5.1. THE MAXIMUM LENGTH OF THE EXHAUST DUCT DOES NOT INCLUDE THE TRANSITION DUCT.
18. CAVITIES WITHIN CORNERS AND HEADERS OF FRAME WALLS SHALL BE INSULATED BY COMPLETELY FILLING THE CAVITY WITH A MATERIAL HAVING A THERMAL RESISTANCE OF R-3 PER INCH MINIMUM PER 2015 USEC TABLE R402.4.1.1.

UTILITY ROOM NOTES/MAKE UP AIR.
PER IRC G2439

1. WHERE THE EXHAUST DUCT IS CONCEALED WITHIN THE BUILDING CONSTRUCTION, THE EQUIVALENT LENGTH OF THE EXHAUST DUCT SHALL BE IDENTIFIED ON A PERMANENT LABEL OR TAG. THE LABEL OR TAG SHALL BE LOCATED WITHIN 6 FEET OF THE EXHAUST DUCT CONNECTION.
2. INSTALLATIONS EXHAUSTING MORE THAN 200 CFM SHALL BE PROVIDED WITH MAKE UP AIR. WHERE A CLOSET IS DESIGNED FOR THE INSTALLATION OF A CLOTHES DRYER, AN OPENING HAVING AN AREA OF NOT LESS THAN 100 SQ. INCHES FOR MAKE UP AIR SHALL BE PROVIDED IN THE CLOSET ENCLOSURE, OR MAKE UP AIR SHALL BE PROVIDED BY OTHER APPR. MEANS.

  = 100 SQ INCH TRANSFER GRILL

INTERIOR STAIRWAY ILLUMINATION PER SEC R303.7 IRC
INTERIOR STAIRWAYS SHALL BE PROVIDED WITH AN ARTIFICIAL LIGHT SOURCE TO ILLUMINATE THE LANDINGS AND TREADS. STAIRWAY ILLUMINATION SHALL RECEIVE PRIMARY POWER FROM THE BUILDING WIRING. THE LIGHT SOURCE SHALL BE CAPABLE OF ILLUMINATING TREADS AND LANDINGS TO LEVELS NOT LESS THAN 1 FOOT-CANDLE MEASURED AT THE CENTER OF TREADS AND LANDINGS. THERE SHALL BE A WALL SWITCH AT EACH FLOOR LEVEL TO CONTROL THE LIGHT SOURCE WHERE THE STAIRWAY HAS SIX OR MORE RISERS.
EXCEPTION: A SWITCH IS NOT REQUIRED WHERE REMOTE, CENTRAL OR AUTOMATIC CONTROL OF LIGHTING IS PROVIDED.

EXTERIOR STAIRWAY ILLUMINATION PER SEC R303.8 IRC
EXTERIOR STAIRWAYS SHALL BE PROVIDED WITH AN ARTIFICIAL LIGHT SOURCE LOCATED AT THE TOP LANDING OF THE STAIRWAY. STAIRWAY ILLUMINATION SHALL RECEIVE PRIMARY POWER FROM THE BUILDING WIRING. EXTERIOR STAIRWAYS PROVIDING ACCESS TO A BASEMENT FROM THE OUTDOOR GRADE LEVEL SHALL BE PROVIDED WITH AN ARTIFICIAL LIGHT SOURCE LOCATED AT THE BOTTOM LANDING OF THE STAIRWAY.

WHOLE HOUSE VENTILATION:
INTEGRATED:
INTEGRATED WITH FURNACE SEE SHEET N-2 FOR REQUIREMENTS.

*REFER TO SHEET N-2 TABLE 1507.13.3(1) & 1507.13.3(2) FOR FAN SIZING AND RUN TIMES

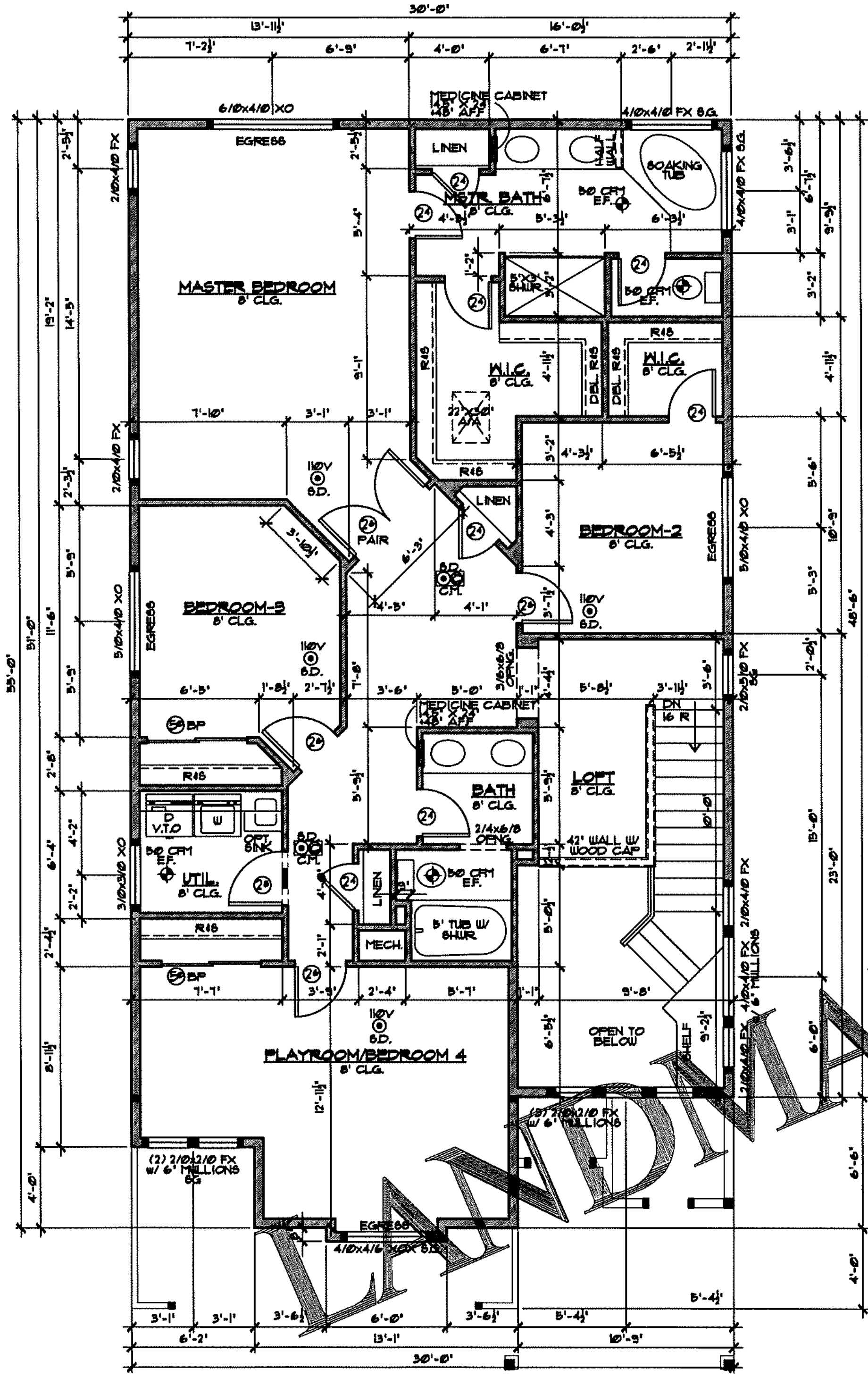
FURNACE TO HAVE A DUCT FOR OUTSIDE AIR, MOTORIZED DAMPER WITH TIMER AND CONTROLS ARE TO BE ADDED FOR THE REQUIRED FRESH AIR EXCHANGE.

ELEVATION "A"

LANDMARK DESIGN
residential ❖ commercial ❖ interiors
1202 MAIN STREET, SUITE #104 SUMNER, WA. 98390
PH: (253) 826-7888 FAX: (253) 826-4946

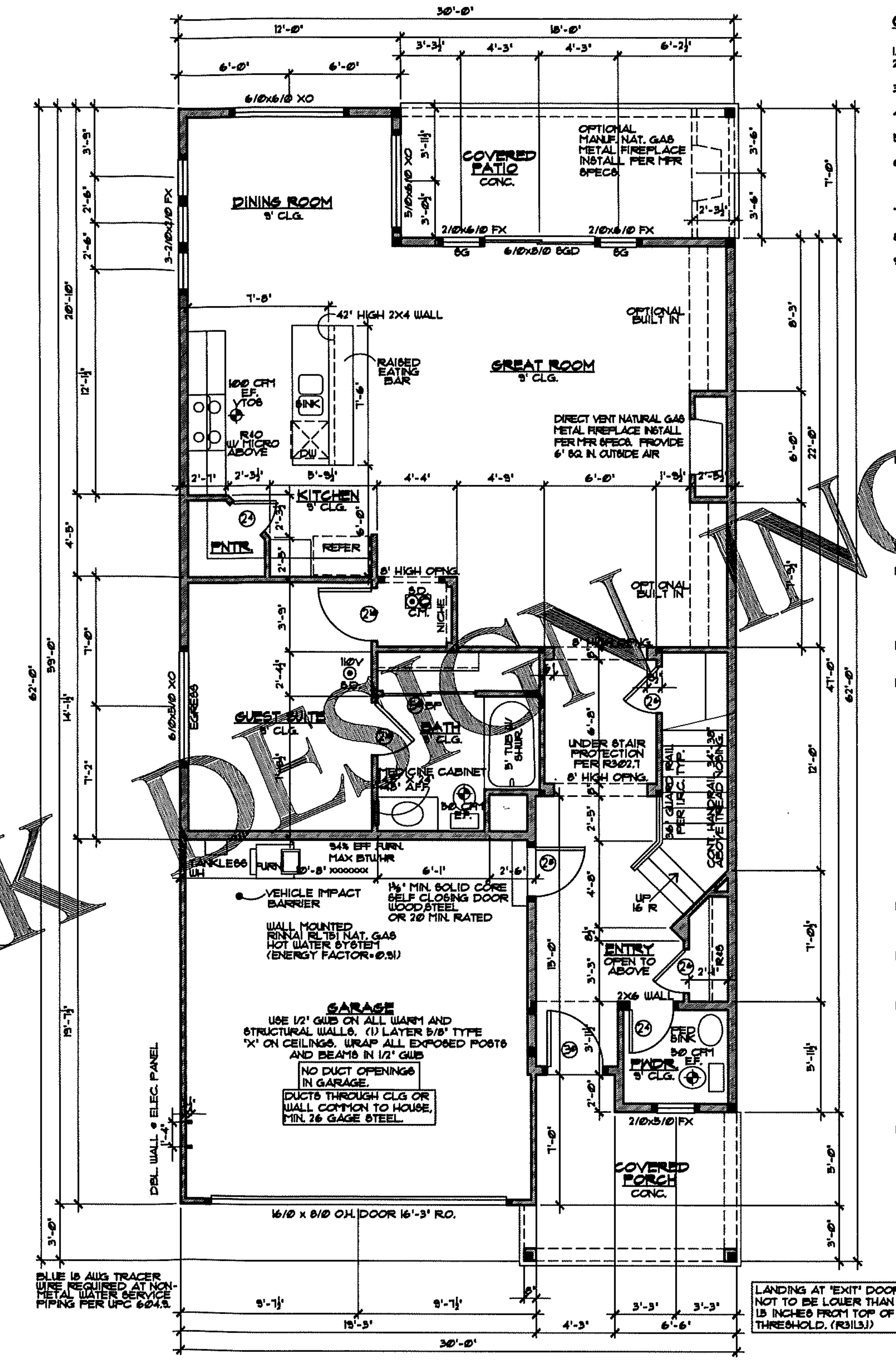
1. Contractor or builder must verify all dimensions before proceeding with construction.
2. This plan was designed to be marketed throughout many municipalities. The purchaser must verify compliance with all local applicable building codes where the home is to be constructed.
3. Purchaser should have plans reviewed by a licensed builder and structurel engineer for compliance to specific site conditions.
4. These plans should not be altered by other than a qualified designer, architect, or structural engineer

Plan No: L2M-2611
Date: 9-23-16



UPPER FLOOR PLAN

1/4"=1'-0"



MAIN FLOOR PLAN

1/4"=1'-0"

MAIN FLOOR:	1131 SQ. FT.
UPPER FLOOR:	1405 SQ. FT.
TOTAL:	2536 SQ. FT.
GARAGE:	391 SQ. FT.
COV'D PORCH:	97 SQ. FT.
COV'D PATIO:	126 SQ. FT.

GENERAL NOTES:

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▭ = 100 SQ INCH TRANSFER GRILL

WHOLE HOUSE VENTILATION:
INTEGRATED:
INTEGRATED WITH FURNACE SEE SHEET N-2 FOR REQUIREMENTS.

*REFER TO SHEET N-2 TABLE 1507.3.3(1) & 1507.3.3(2) FOR FAN SIZING AND RUN TIMES

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LANDMARK DESIGN
residential ◆ commercial ◆ interiors
1202 MAIN ST. SUITE #104 SUMNER WA. 98390
PH: (253) 826-7808 FAX: (253) 826-6946

ELEVATION "B"

1. Contractor or builder must verify all dimensions before proceeding with construction.

2. This plan was designed to be marketed throughout many municipalities. The purchaser must verify compliance with all local applicable building codes where the home is to be constructed.

3. Purchaser should have plans reviewed by a licensed builder and structural engineer for compliance to specific site conditions.

4. These plans should not be altered by other than a qualified designer, architect, or structural engineer.

Plan No:
L2M-2611

Date:
9-23-16